



**Manor Road, St. Helen Auckland, DL14 9EP**  
**3 Bed - House**  
**Starting Bid £60,000**

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\*\* For Sale by the modern method of Auction. Starting Bids £60,000 Reservation Fees Apply \*\*

Nestled on Manor Road in the charming area of St. Helen Auckland, this delightful mid-terrace house is now available to the market with no onward chain. This three-bedroom property is perfect for both investors and first-time buyers, offering a wonderful opportunity to create a home in a convenient location.

The house boasts two reception rooms, providing ample space for relaxation and entertaining. The ground floor features an inviting entrance hall that leads into a comfortable living room and a separate dining room, ideal for family meals or gatherings. The kitchen is functional with additional built in storage, ensuring practicality throughout the home.

Upstairs, you will find a well-appointed master bedroom along with two further bedrooms, making it suitable for families or those needing extra space. The family bathroom is conveniently located on this floor, catering to all your needs.

Externally, the property boasts low maintenance gardens to the front and rear. The rear garden also has 2 brick storage sheds and outside WC. On-street parking is readily available for residents and visitors alike.

The location is particularly advantageous, being just a short distance from local amenities, including primary schools and convenience stores. The nearby Tindale retail park provides a wider range of facilities, including supermarkets, popular shops, restaurants, and a new cinema and bowling complex. Additionally, Bishop Town centre is only approximately 2.3 miles away, offering further healthcare amenities, secondary schools, and excellent transport links via bus and train. Commuters will appreciate the proximity to the A68 and A688.

## GROUND FLOOR

### Entrance Hall

### Lounge

14'4" x 12'2" (4.39 x 3.71)

### Dining Room

9'5" x 8'11" (2.89 x 2.72)

### Kitchen

9'6" x 8'4" (2.90 x 2.55)

## FIRST FLOOR

### Landing

### Bedroom 1

12'5" x 10'11" (3.81 x 3.34)

### Bedroom 2

13'1" x 8'6" (4.00 x 2.61)

### Bedroom 3

8'5" x 7'11" (2.59 x 2.42)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to

confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

### AUCTIONEERS NOTES

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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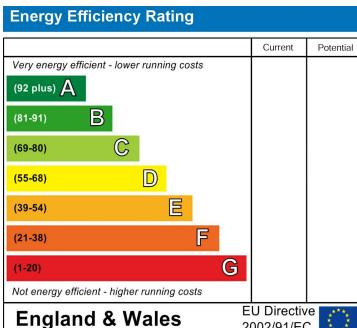
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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