

Wesley Street, Coundon Grange, DL14 8UH
2 Bed - House - Terraced
Starting Bid £33,000

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** For Sale by the modern method of Auction. Starting Bids £39,999. Reservation Fees Apply **
**End Date 29-08-2025 at 13:00 **

Energy Rating: TBC

Located on Wesley Street in the area of Coundon Grange, Bishop Auckland, this two-bedroom terraced house presents an excellent opportunity for a variety of purchasers. The property boasts a spacious layout, featuring two generous reception rooms that provide ample space for relaxation and entertaining.

The two double bedrooms are well-proportioned, offering comfortable living spaces that can easily accommodate a variety of furnishings. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is that it is sold with no onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those looking to complete quickly.

Given its spacious design and prime location, viewing this property is essential to fully appreciate its potential.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Lounge

13'10" x 12'2" (4.22 x 3.73)

Dining Room

13'10" x 12'2" (4.22 x 3.71)

Kitchen

12'4" x 6'7" (3.78 x 2.03)

FIRST FLOOR

Landing

Bedroom 1

13'10" x 13'1" (4.22 x 4.01)

Bedroom 2

13'10" x 12'2" (4.22 x 3.71)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4 Mbps, Superfast 54 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: TBC

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701Min)

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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 authorities. Robinsons cannot accept liability for any information provided.

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.

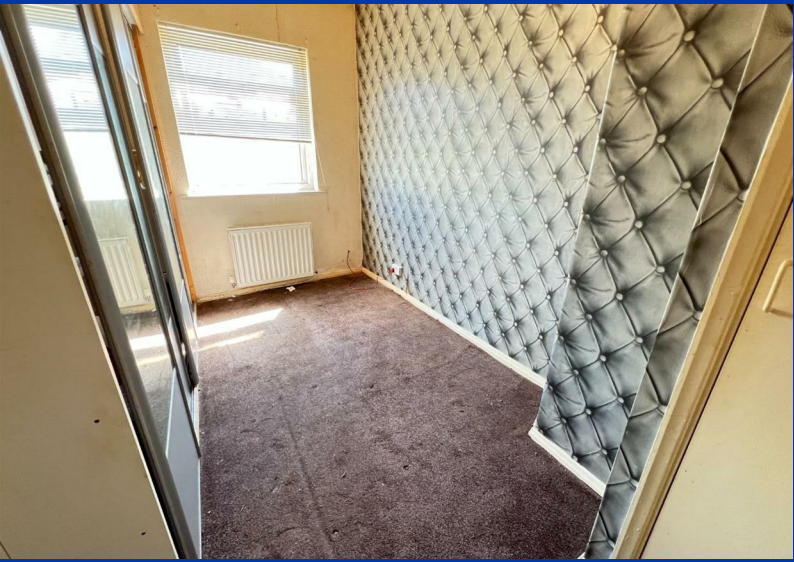
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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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| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | 105-91kWh/m ² A | | |
| 100-90kWh/m ² B | | | |
| 95-80kWh/m ² C | | | |
| 90-75kWh/m ² D | | | |
| 85-70kWh/m ² E | | | |
| 80-65kWh/m ² F | | | |
| 75-60kWh/m ² G | | | |
| Not energy efficient - higher running costs | 1-20kWh/m ² | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | 105-91kWh/m ² A | | |
| 100-90kWh/m ² B | | | |
| 95-80kWh/m ² C | | | |
| 90-75kWh/m ² D | | | |
| 85-70kWh/m ² E | | | |
| 80-65kWh/m ² F | | | |
| 75-60kWh/m ² G | | | |
| Not environmentally friendly - higher CO ₂ emissions | 1-20kWh/m ² | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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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