



Greenfields Road, Bishop Auckland, DL14

9TE

2 Bed - House - Semi-Detached

Starting Bid £59,950

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** For Sale by the modern method of Auction. Starting Bids £59,950. Reservation Fees Apply **

Nestled on Greenfields Road in the charming town of Bishop Auckland, this end terrace house presents an excellent opportunity for first-time buyers or investors alike. With no upper chain, this deceptively spacious two-bedroom property is ready for you to make it your own.

Upon entering, you are greeted by a hallway that leads to a generous lounge, perfect for relaxation or entertaining guests. The open-plan kitchen and dining area create an inviting space for family meals, while the conservatory offers a delightful view of the gardens, allowing natural light to flood the home.

The first floor offers two well-proportioned double bedrooms, providing ample space for rest and privacy. A family bathroom completes this level, ensuring convenience for all residents.

Externally the property sits on a good sized plot with gardens to the front, side and rear. The rear garden being mainly paved for low maintenance. There is an additional gated piece of land adjacent to the front garden which has hardstanding to provide off street parking for 2 cars.

Located close to local shops, amenities, and schools, this home is perfectly positioned for everyday convenience. With gas central heating and UPVC double glazing throughout, comfort and efficiency are assured. This property is a must-see for anyone looking to settle in a vibrant community.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge

13'3" x 12'9" (4.06 x 3.89)

Kitchen/Dining Room

16'7" x 9'6" (5.08 x 2.92)

Conservatory

FIRST FLOOR

Bedroom 1

13'5" x 11'1" (4.11 x 3.40)

Bedroom 2

11'6" x 10'0" (3.51 x 3.07)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 6 Mbps, Superfast 80, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

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

Energy Rating: D

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 COMMENTS

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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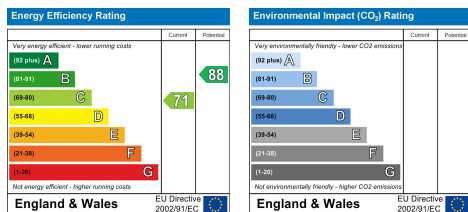
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