Primrose Hill, Newfield, DL14 8BQ
2 Bed - House - End Terrace
Starting Bid £59,995

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Primrose Hill
Newfield, DL14 8BQ

** For Sale by the modern method of Auction. Starting Bids £59,999 Reservation Fees Apply **

Located in the popular residential area of Primrose Hill, Newfield, Bishop Auckland, this house presents an exceptional opportunity for investors seeking a property with great potential for modernisation and long-term capital growth. The village of Newfield is highly desirable, boasting strong rental demand, excellent commuter links, and easy access to the picturesque open countryside, all while being just a stone's throw from the amenities, schools, and retail parks of Bishop Auckland.

Spanning approximately 783 square feet, the property also includes a detached garage, adding an extra 134 square feet of secure off-street parking or storage space. The ground floor features a spacious lounge, complete with a striking stone fireplace and a multi-fuel stove, which offers delightful rural views through a large front window. The adjoining kitchen/diner is fitted with modern units, an integrated oven and hob, and tiled flooring, providing ample room for dining and entertaining. A convenient rear porch leads to the back yard and garden area, enhancing the property's functionality.

Upstairs, you will find two generously sized bedrooms. The first bedroom boasts scenic views and built-in wardrobes, while the second bedroom, overlooking the rear garden, is versatile enough to serve as a guest room or home office. The shower room is well-appointed with a shower cubicle, WC, and wash hand basin, all finished in neutral white tiling for a clean and modern look.

The exterior of the property features a low-maintenance walled yard, with steps leading to an elevated garden area that provides access to the garage and a rear service lane. This additional garage structure enhances the investment appeal of the property, with potential for further improvements to the exterior and garden to increase its value.

GROUND FLOOR

Entrance Porch

Lobby

Lounge
16'0" x 12'3" (4.90 x 3.74)

Kitchen/Dining Room
14'9" x 8'6" (4.50 x 2.61)

FIRST FLOOR

Landing

Bedroom 1
16'0" x 12'0" (4.90 x 3.67)

Bedroom 2
8'7" x 8'0" (2.62 x 2.45)

Shower Room

EXTERNAL

AGENTS NOTES
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Freehold
Estate Management Charge – NA

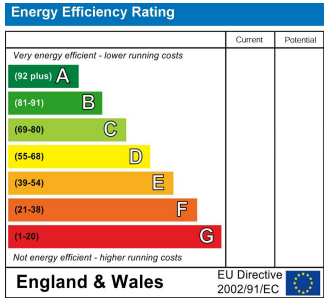
Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer 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 – NA
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None
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 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.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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