South Street, DL4 2DY

2 Bed - House - Mid Terrace

£45,000

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** For Sale by the modern method of Auction. Starting Bids £45,000. Reservation Fees Apply **

Nestled on South Street in the town of Shildon, this deceptively spacious two-bedroom mid-terraced house presents an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to envision your personal touch throughout the home. The two bedrooms are generously sized, ensuring comfort and privacy for all occupants.

The location is particularly advantageous, as the property is situated close to the town centre, granting easy access to a variety of local amenities. Whether you are in search of shops, cafes, or recreational facilities, everything you need is just a short stroll away.

This mid-terraced house combines space, convenience, and potential. With its appealing features and prime location, it is an ideal choice for those seeking a new home in a vibrant community. Do not miss the chance to view this property and discover all it has to offer.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge
11'5" x 11'1" 3'0" (3.50 x 3.40 0.92)

Dining Room
15'0" x 11'6" (4.59 x 3.52)

Kitchen
16'9" x 4'9" (5.12 x 1.46)

FIRST FLOOR

Bedroom 1
15'0" x 11'2" (4.59 x 3.41)

Bedroom 2
11'4" x 10'3" (3.46 x 3.13)

Bathroom

EXTERNAL

AGENTS NOTES
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Basic 15 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A (£1621 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 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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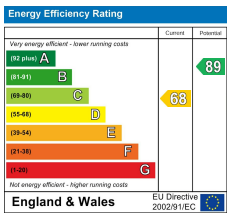

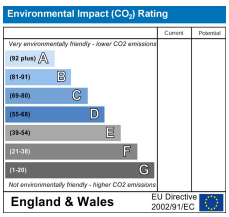

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RICS

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