



Durham Street, Bishop Auckland, DL14 7BJ
3 Bed - House
Starting Bid £70,000

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Durham Street

Bishop Auckland, DL14 7BJ

**** For Sale by the modern method of Auction. Starting Bids £70,000. Reservation Fees Apply ****

Robinsons are delighted to present this mid-terraced house located on Durham Street in the desirable area of Bishop Auckland. This well-maintained property is ideally situated within walking distance of the town centre, allowing easy access to a variety of local amenities, including shops, schools, and parks.

The house features a welcoming entrance vestibule that leads into a spacious lounge, perfect for relaxation and entertaining. The kitchen/diner is a delightful space for family meals, and the utility area adds practicality to daily living. The ground floor also includes a well-appointed bathroom, ensuring convenience for residents and guests alike.

On the first floor, you will find three bedrooms, two of which are generously sized doubles. The master bedroom is particularly appealing, as it comes with en-suite shower facilities, providing a private retreat for the homeowner.

The property benefits from UPVC double glazing throughout, ensuring warmth and energy efficiency, while the gas central heating system adds to the comfort of the home. Externally, the rear of the property boasts a well-maintained enclosed yard, complete with gated access, offering a secure space for outdoor activities or simply enjoying the fresh air.

This property is an excellent opportunity for first-time buyers, small families, or investors looking for a rental property in a sought-after location. An internal inspection is highly recommended to fully appreciate the quality and potential of this lovely home. Given the appeal of the area and the property itself, we anticipate a swift sale, so do not hesitate to arrange a viewing to avoid disappointment.









GROUND FLOOR

Entrance Lobby

Lounge

14'9" x 13'3" (4.50 x 4.04)

Kitchen

13'8" x 11'4" (4.18 x 3.47)

Rear Lobby

Bathroom

FIRST FLOOR

Landing

Bedroom 1

13'2" x 8'7" (4.03 x 2.64)

Bedroom 2

11'2" x 8'7" (3.42 x 2.64)

Bedroom 3

10'3" x 5'8" (3.14 x 1.73)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

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

Energy Rating: TBC

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.

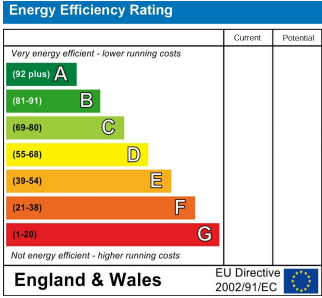
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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.



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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