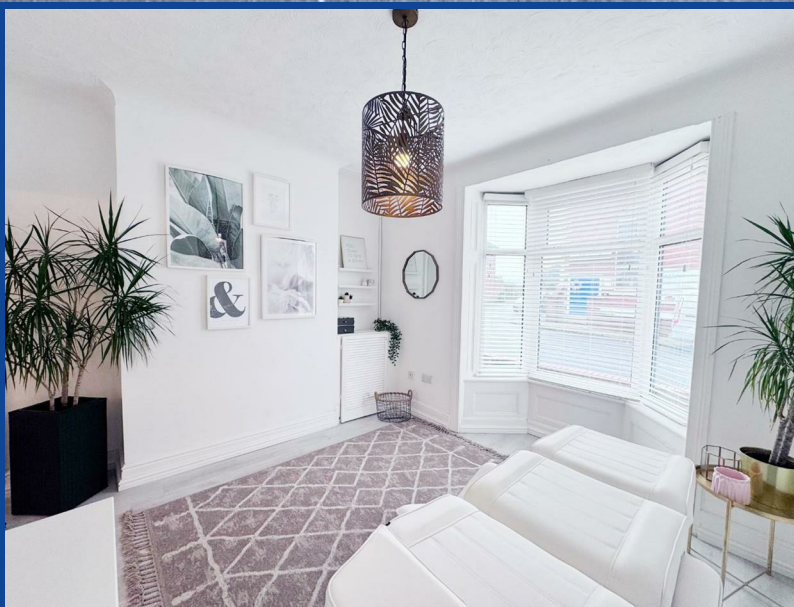




Byerley Road, DL4 1JH  
2 Bed - House - Mid Terrace  
Starting Bid £49,950

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**\*\* For Sale by the modern method of Auction. Starting Bids £49,950. Reservation Fees Apply \*\***

An absolute credit to its current owner; we are delighted to offer to the market with no onward chain, this exceptionally well presented terraced house with two double bedrooms on Byerley Road, within the popular residential location of Shildon. This well proportioned residence has been thoroughly upgraded & modernised throughout & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the immediate amenities offered within Bishop Auckland itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, the property comprises: Entrance lobby through to a welcoming entrance hallway with stairs to the first floor, dining room with arched access through to a lounge with window to front elevation & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & impressive family bathroom with modern four piece suite. Externally, an enclosed yard is situated to the rear. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this tastefully decorated property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE LOBBY**

#### **ENTRANCE HALLWAY**

#### **DINING ROOM**

15'4 x 11'3 (4.67m x 3.43m)

#### **LOUNGE**

11'9 x 10'8 (3.58m x 3.25m)

#### **KITCHEN**

11'7 x 4'7 (3.53m x 1.40m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

15'5 x 10'5 (4.70m x 3.18m)

#### **BEDROOM TWO**

11'2 x 8'4 (3.40m x 2.54m)

#### **BATHROOM**

8'6 x 8'4 (2.59m x 2.54m)

#### **EXTERNALLY**

#### **AGENTS NOTES**

#### **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.

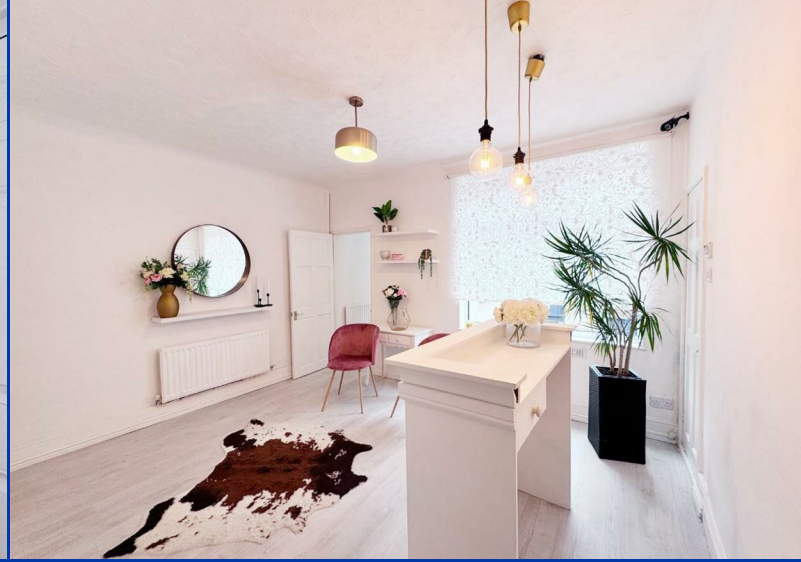
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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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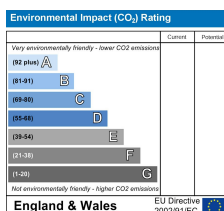
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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