



East Parade, DL14 7BW
2 Bed - Flat - Purpose Built
Starting Bid £36,000

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Auction end date 25th November at 12noon

For sale by Modern Method of Auction: Starting Bid Price £36,000 Plus Reservation Fee.

Situated within walking distance to Bishop Auckland town centre Robinsons are delighted to offer for sale this extremely well presented two bedroom ground floor flat. The property features an extensive lounge / dining room which is over 21ft long and benefits newly fitted floor coverings to the Hall, Kitchen, Bedrooms one and two and to the Bathroom. It is heated via gas central heating and is fitted with UPVC double glazing. In brief the accommodation comprises of Entrance hallway, lounge/dining room, fitted kitchen, two bedrooms and bathroom/ WC.

Externally to the front of the property is off street parking whilst to the side is an allocated parking bay with permit. In our opinion this property would suit a variety of purchases including first time buyers and investors and the property has recently been rented out to a long-term tenant at £400pcm.

To arrange a viewing please call Robinsons on 01388 458111

Entrance Hall

Entered via a composite door front the front and with built in storage cupboard.

Lounge/Dining Room

21'7" x 10'9" maximum (6.60 x 3.29 maximum)

With feature fire surround having marble inset and hearth, and uPVC double glazed windows to the front and rear.

Kitchen

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer sink unit, electric cooker included, plumbing for an automatic washing machine, wall mounted combination gas central heating boiler, tiled splash backs and uPVC double glazed window to the front

Bedroom 1

10'9" x 9'8" 2'9" (3.28m x 2.97m 0.84)

Fitted with a range of bespoke built in wardrobes and drawer units incorporating pull down hanging rail for easy access to clothes and two UPVC double glazed windows to the rear.

Bedroom. 2

12'11" x 8'2" (3.95 x 2.50)

With uPVC double glazed window to the rear

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin, low level WC, tiled splashbacks and uPVC double glazed window to the front.

External

To the front of the property there is built in storage unit. To the side of the block there is a designated parking space.

Auction

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchase to exchanged contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm the acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded free from the auction section of our website or requested from our auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of a Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd.



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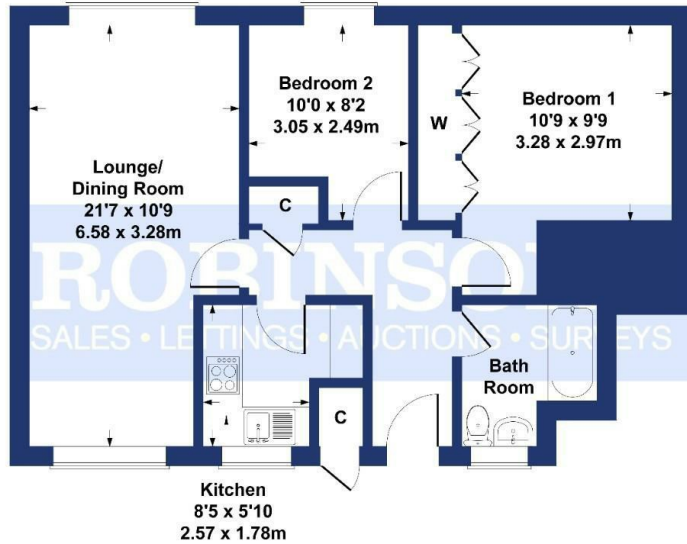
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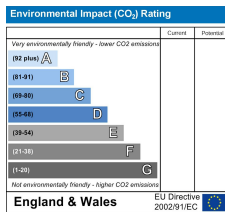
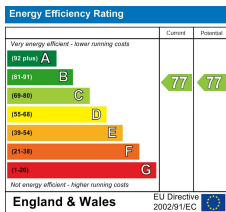
Approximate Gross Internal Area
674 sq ft - 63 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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