



Thirlmere Grove, West Auckland, DL14 9LW
2 Bed - Bungalow - Semi Detached
Starting Bid £90,000

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For sale by Modern Method of Auction: Starting Bid Price £90,000 Plus Reservation Fee.

Robinsons are please to offer for sale this attractive two bedroomed semi-detached bungalow, offered for sale with no onward chain. This home has a pleasant situation, overlooking a green with no passing traffic, and has the benefit of a garage in a nearby block. The attractively decorated accommodation includes entrance hallway, lounge, fitted kitchen, conservatory, two good sized bedrooms and a fitted bathroom room. The property has low-maintenance gardens to front and rear making this an ideal purchase for the discerning buyer.

West Auckland is a popular village with a range of amenities including shops, pubs and the Manor House hotel. It is conveniently situated for access to the Bishop Auckland Shopping Park at Tindale Crescent where there is a wide range of retail outlets, cafes and supermarkets. An extensive range of facilities are available in the town centre and other major centres such as Darlington and Durham City are easily accessed via the local road network.

Energy Efficiency Rating D | Council Tax Band B | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

Entrance Hall

Entered via a uPVC double glazed door from the front and with storage cupboard and loft access.

Lounge

14'0" x 10'10" (4.27 x 3.32)

With feature fireplace housing an electric fire and uPVC double glazed window to the front.

Kitchen

10'10" x 9'3" (3.31 x 2.82)

Fitted with a range of base and wall units having contrasting worktops incorporating single drainer stainless steel sink unit, eye level oven, electric hob with extractor hood, tiled splash backs, space for fridge freezer, tiled floor and walk through to conservatory

Conservatory

11'7" x 9'3" (3.54 x 2.82)

UPVC double glazed with base and larder units having contrasting worktops, and sliding, uPVC double glazed patio doors to the rear garden

Bedroom 1

11'10" x 11'10" (3.62 x 3.61)

With uPVC double glazed window to the rear

Bedroom 2

10'9" x 8'2" (3.28 x 2.51)

With uPVC double glazed window to the front.

Bathroom

Fitted with a white three piece suite comprising panelled bath with electric shower over, pedestal wash basin, low level WC, tiled walls and storage cupboard.

EXTERNAL

To the front of the property there is a low wall enclosed garden with gravelled beds and walkways whilst to the rear there is a fence enclosed mature garden laid to lawns with paved patio and well planted shrubs and borders.

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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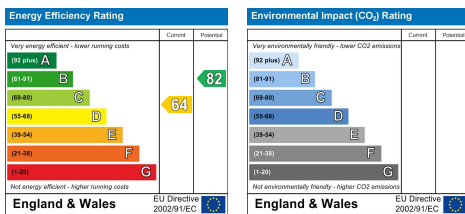
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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