



Alexandra Street, Shildon, DL4 2EY  
3 Bed - House - Terraced  
£55,000

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# Alexandra Street Shildon, DL4 2EY

**\*\* For Sale by the modern method of Auction. Starting Bids £55,000 Reservation Fees Apply \*\***

Located on Alexandra Street in Shildon, this deceptively spacious and well-presented three-bedroom terraced house offers an ideal opportunity for both families and first-time buyers. With no onward chain, you can move in without delay and start enjoying your new home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the layout. Ascend to the first floor, where you will discover a well-appointed bathroom and three comfortable bedrooms, each offering a peaceful retreat.

The property is ideally situated close to the town centre, ensuring that you have easy access to a variety of amenities, including shops, cafes, and essential services. Additionally, excellent transport links are nearby, making commuting a breeze.

Whether you are looking to settle down or invest, this property is sure to meet your needs. Don't miss out on the chance to make this delightful house your new home.









**Entrance Lobby**

**Entrance Hall**

**Lounge**

12'11" x 11'3" (3.96 x 3.45 )

**Dining Room**

12'9" x 10'11" (3.90 x 3.33 )

**Kitchen**

13'2" x 7'11" 2'7" (4.03 x 2.43 0.81)

**Rear Lobby**

**W C**

**Landing**

**Bedroom 1**

16'6" x 11'3" (5.05 x 3.45)

**Bedroom 2**

12'9" x 11'1" (3.89 x 3.40 )

**Bedroom 3**

7'11" x 6'0" (2.42 x 1.83)

**Bathroom**

**AGENTS NOTES**

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – N/A

Probate – Granted

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

**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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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