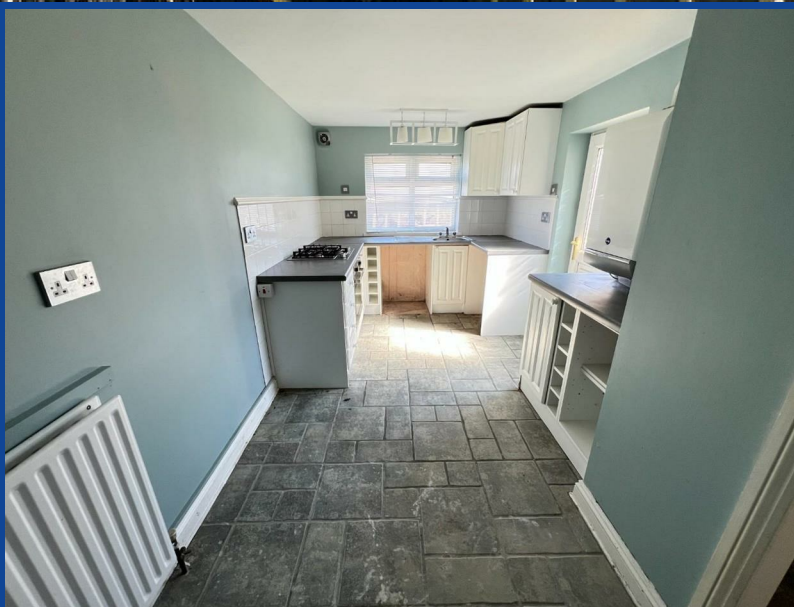




Woodhouses, St. Helen Auckland, DL14 0LL  
2 Bed - House - Terraced  
Starting Bid £55,000

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

Located in the charming area of Woodhouses, St. Helen Auckland, this two-bedroom mid-terraced cottage presents an excellent opportunity for those seeking a home in a semi-rural setting. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests.

With two well-proportioned bedrooms, this cottage is ideal for small families, couples, or individuals looking for a peaceful retreat. The bathroom, while functional, offers potential for personalisation and modernisation, allowing you to create a space that reflects your style.

One of the standout features of this property is that it is sold with no onward chain, making the buying process more straightforward and efficient. The semi-rural location provides a tranquil atmosphere, while still being conveniently close to local amenities and transport links, ensuring you can enjoy the best of both worlds.

Although some refurbishing is required, this presents a wonderful opportunity to add your own touch and transform the cottage into your dream home. Whether you are a first-time buyer or an investor looking for a project, this property is brimming with potential.

Do not miss the chance to view this charming cottage in Woodhouses, where you can enjoy a peaceful lifestyle in a picturesque setting.

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

**Lounge**  
15'7" x 13'11" (4.76 x 4.25)

**Kitchen**  
14'6" x 8'1" (4.42 x 2.47 )

**Bathroom**

## FIRST FLOOR

**Landing**

**Bedroom 1**  
13'9" x 9'1" (4.21 x 2.77)

**Bedroom 2**  
7'3" x 7'0" (2.23 x 2.14)

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Basic 19 Mbps,

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

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

Energy Rating: D

**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 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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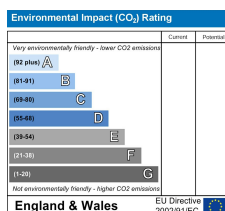
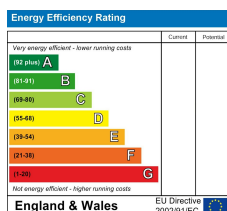
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## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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E: info@robinsonssedgefield.co.uk

## WYNYARD

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E: info@wynyardfineandcountry.co.uk

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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