



Eden Terrace, Leasingthorne, DL14 8EJ
2 Bed - House - Terraced
£72,000

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Eden Terrace Leasingthorne, DL14 8EJ

**** For Sale by the modern method of Auction. Starting Bids £72,000. Reservation Fees Apply****

Nestled in the charming area of Eden Terrace, Leasingthorne, this well-presented two-bedroom terraced house offers an exceptional opportunity for those seeking a comfortable and spacious home. The property boasts an impressive layout, featuring two generously sized double bedrooms that provide ample space for relaxation and rest.

One of the standout features of this delightful residence is its location. Set in a popular semi-rural area, residents can enjoy breathtaking countryside views from both the front and rear of the property, creating a serene and picturesque environment. This tranquil setting is perfect for those who appreciate the beauty of nature while still being within reach of local amenities.

Additionally, the property is sold with no onward chain, making the buying process straightforward and hassle-free. This is an ideal opportunity for first-time buyers, small families, or anyone looking to downsize without compromising on space or comfort.

In summary, this spacious two-bedroom terraced house in Leasingthorne is a rare find, combining modern living with the charm of the countryside. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Lounge

13'11" x 12'11" (4.26 x 3.96)

Kitchen/Dining Room

13'11" x 13'11" (4.26 x 4.26)

Wet Room

Rear Hall

FIRST FLOOR

Landing

Bedroom 1

13'11" x 12'11" (4.26 x 3.96)

Bedroom 2

13'11" x 8'11" (4.26 x 2.74)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broadband: Basic 3 Mbps,

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: TBC

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.

Eden Terrace



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.

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

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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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