

Newton Grange, Toronto, DL14 7RP
3 Bed - House - Semi-Detached
Starting Bid £120,000

ROBINSONS
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Newton Grange
Toronto, DL14 7RP

For sale by modern auction, guide price £120,000 plus reservation fee.

Robinsons are delighted to offer to the sales market this well presented three-bedroom semi-detached house, benefiting from a good-sized enclosed rear garden and off-road parking.

The home is warmed by a gas combination boiler, while the windows are UPVC double glazed.

In our opinion, this lovely home should prove to be an excellent purchase for a variety of buyers, including first-time purchasers, small families, and buy-to-let investors offering well-presented and versatile accommodation throughout.

The internal accommodation comprises an entrance hallway with access to a useful cloakroom/WC. The kitchen/dining room is fitted with a modern range of wall, base and drawer units, together with space for appliances and a dining table. The spacious lounge benefits from French doors and a window overlooking the rear garden, enjoying pleasant views.

To the first floor there are three well-proportioned bedrooms. The main bedroom features fitted wardrobes and a re-fitted en-suite shower room, finished with modern fixtures and fittings. There is also a family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from an garden to the front. To the rear is a ,lawned garden which is fully enclosed. Beyond the garden is a dedicated parking area providing off-road parking.

Jubilee Street is well positioned within the popular area of Toronto and is conveniently located for both Bishop Auckland and Crook, which offer a comprehensive range of shopping amenities, healthcare facilities, schooling and transport links.





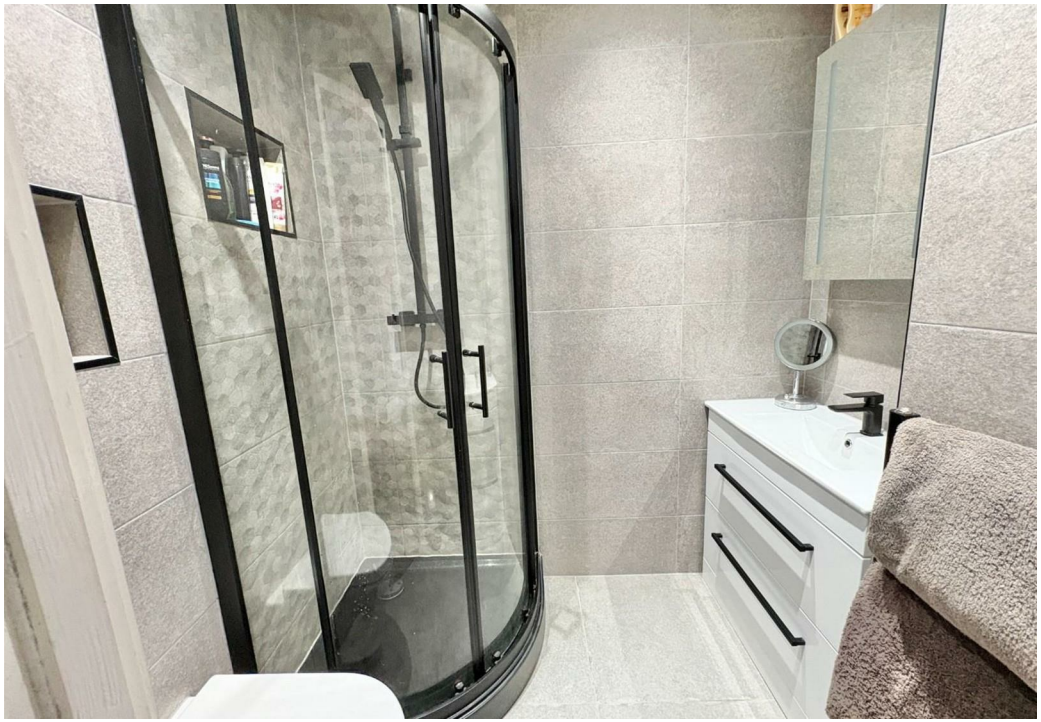


















Modern auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2,039 p.a
Tenure: Freehold

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

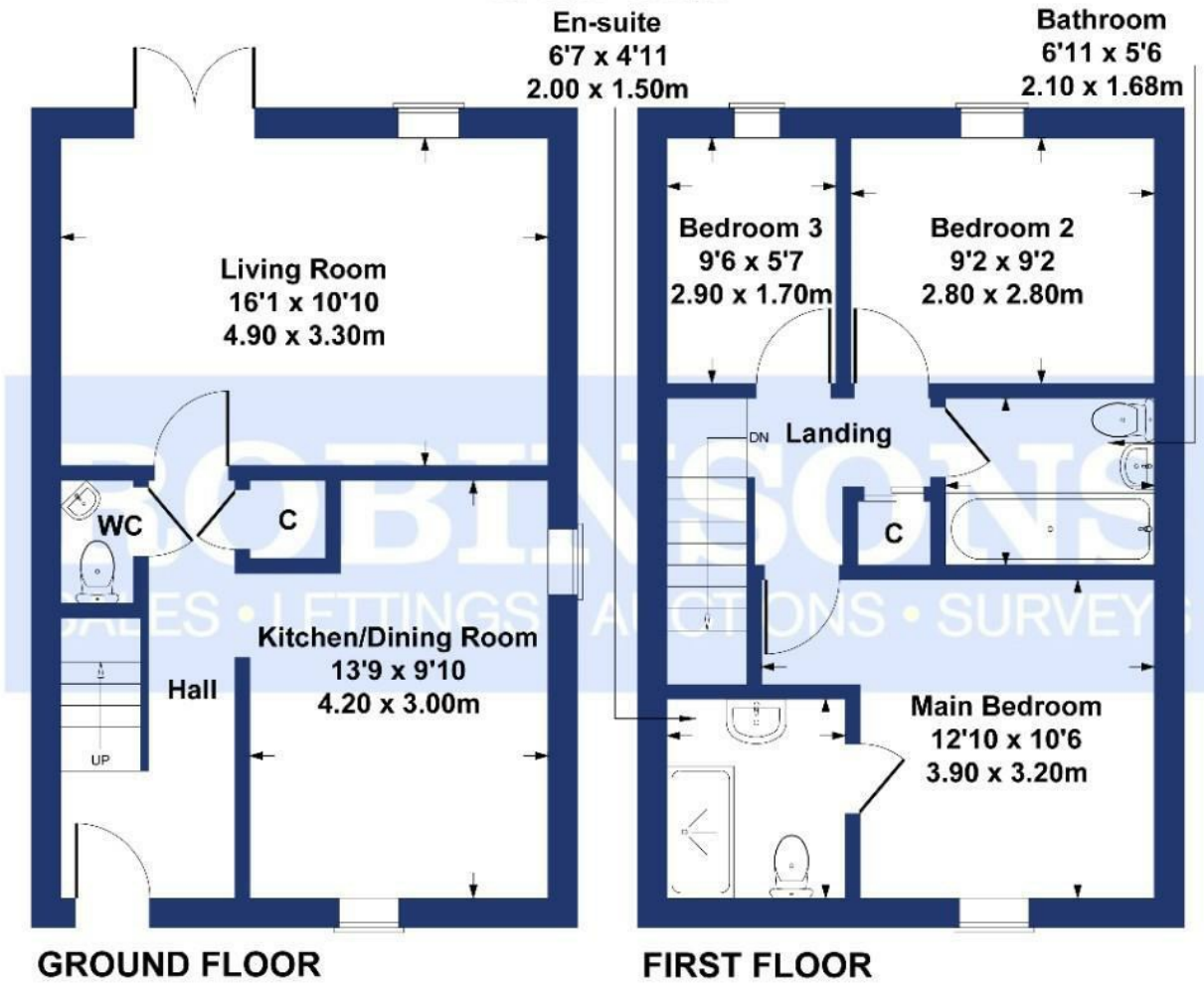
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
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 . 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Newton Grange Toronto

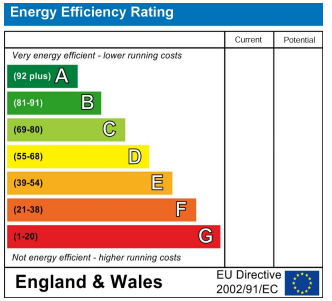
Approximate Gross Internal Area
807 sq ft - 75 sq m



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. 2026



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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