



Durham Street, Bishop Auckland, DL14 7BJ  
3 Bed - House - Terraced  
Starting Bid £70,000

**ROBINSONS**  
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# Durham Street

## Bishop Auckland, DL14 7BJ

**\*\* For Sale by the modern method of Auction. Starting Bids £70,000. Reservation Fees Apply \*\***

Robinsons are delighted to present this mid-terraced house located on Durham Street in the desirable area of Bishop Auckland. This well-maintained property is ideally situated within walking distance of the town centre, allowing easy access to a variety of local amenities, including shops, schools, and parks.

The house features a welcoming entrance vestibule that leads into a spacious lounge, perfect for relaxation and entertaining. The kitchen/diner is a delightful space for family meals, and the utility area adds practicality to daily living. The ground floor also includes a well-appointed bathroom, ensuring convenience for residents and guests alike.

On the first floor, you will find three bedrooms, two of which are generously sized doubles. The master bedroom is particularly appealing, as it comes with en-suite shower facilities, providing a private retreat for the homeowner.

The property benefits from UPVC double glazing throughout, ensuring warmth and energy efficiency, while the gas central heating system adds to the comfort of the home. Externally, the rear of the property boasts a well-maintained enclosed yard, complete with gated access, offering a secure space for outdoor activities or simply enjoying the fresh air.

This property is an excellent opportunity for first-time buyers, small families, or investors looking for a rental property in a sought-after location. An internal inspection is highly recommended to fully appreciate the quality and potential of this lovely home. Given the appeal of the area and the property itself, we anticipate a swift sale, so do not hesitate to arrange a viewing to avoid disappointment.









## GROUND FLOOR

### Entrance Lobby

### Lounge

14'9" x 13'3" (4.50 x 4.04 )

### Kitchen

13'8" x 11'4" (4.18 x 3.47 )

### Rear Lobby

### Bathroom

## FIRST FLOOR

### Landing

### Bedroom 1

13'2" x 8'7" (4.03 x 2.64 )

### Bedroom 2

10'9" x 8'7" (3.28 x 2.64)

### Bedroom 3

10'3" x 5'8" (3.14 x 1.73)

## EXTERNAL

### 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 – 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 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.

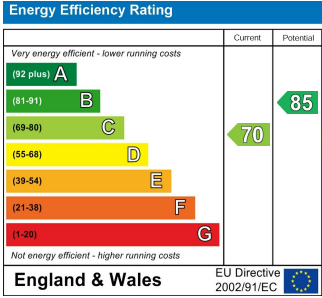
### AUCTIONEERS COMMENTS

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.



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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