



Sycamore Grove, DL14 9JG
4 Bed - Shop with Living Accommodation
£69,000

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**** SOLD WITH NO ONWARD CHAIN ** ATTENTION INVESTORS ****

Robinsons offer a prime investment opportunity in this vacant property situated on Sycamore Grove in West Auckland. The property, a former community centre requires refurbishing throughout and comprises of a large hall, two offices, kitchen and toilets to the ground floor, whilst to the first floor there is a spacious three/four bedroom flat.

GROUND FLOOR

Entrance Lobby

Community Hall

35'11" x 14'6" (10.96 x 4.44)

Kitchen

9'10",269'0" x 6'9" (3,82 x 2.08)

Office

11'6" x 9'5" (3.51 x 2.89)

Office

11'11" x 11'4" (3.65 x 3.47)

Male WC

Female WC

FIRST FLOOR

Landing

Reception Room

16'0" x 11'7" (4.89 x 3.54)

Kitchen

11'6" x 10'5" (3.52 x 3.19)

Bedroom 1

12'6" x 11'6" (3.83 x 3.53)

Bedroom 2

11'8" x 10'7" (3.56 x 3.23)

Bedroom 3

12'9" x 8'9" (3.90m x 2.68)

Bathroom 4

8'7" x 5'9" (2.64 x 1.76)

Bathroom

Seperate WC

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: TBC

Broadband: Basic 16 Mbps, Superfast 44 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

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 appropriate authorities. Robinsons cannot accept liability for any information provided.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
100-90kWh/m ² B			
95-80kWh/m ² C			
90-75kWh/m ² D			
85-70kWh/m ² E			
80-65kWh/m ² F			
75-60kWh/m ² G			
Not energy efficient - higher running costs	1-20kWh/m ²		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh/m ² A		
100-90kWh/m ² B			
95-80kWh/m ² C			
90-75kWh/m ² D			
85-70kWh/m ² E			
80-65kWh/m ² F			
75-60kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh/m ²		

England & Wales EU Directive 2002/91/EC

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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.

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