



St. Johns Road, Shildon, DL4 1LU
4 Bed - House - End Terrace
Starting Bid £45,000

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St. Johns Road Shildon, DL4 1LU

**** For sale via the modern Method of Auction. Starting bids £45,000. Reservation fees apply****

Nestled in the sought-after area of St. Johns Road, Shildon, this beautifully presented four-bedroom end terrace house is an ideal choice for a growing family. The property boasts a delightful combination of modern comforts and traditional charm, featuring UPVC double glazing and gas central heating throughout.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The lounge is adorned with a feature fire surround, creating a warm and cosy atmosphere, perfect for family gatherings. The dining room, also featuring a charming fire surround, provides an excellent space for entertaining guests or enjoying family meals. The well-appointed kitchen/breakfast room is designed for convenience and functionality, making it a delightful space for culinary creations.

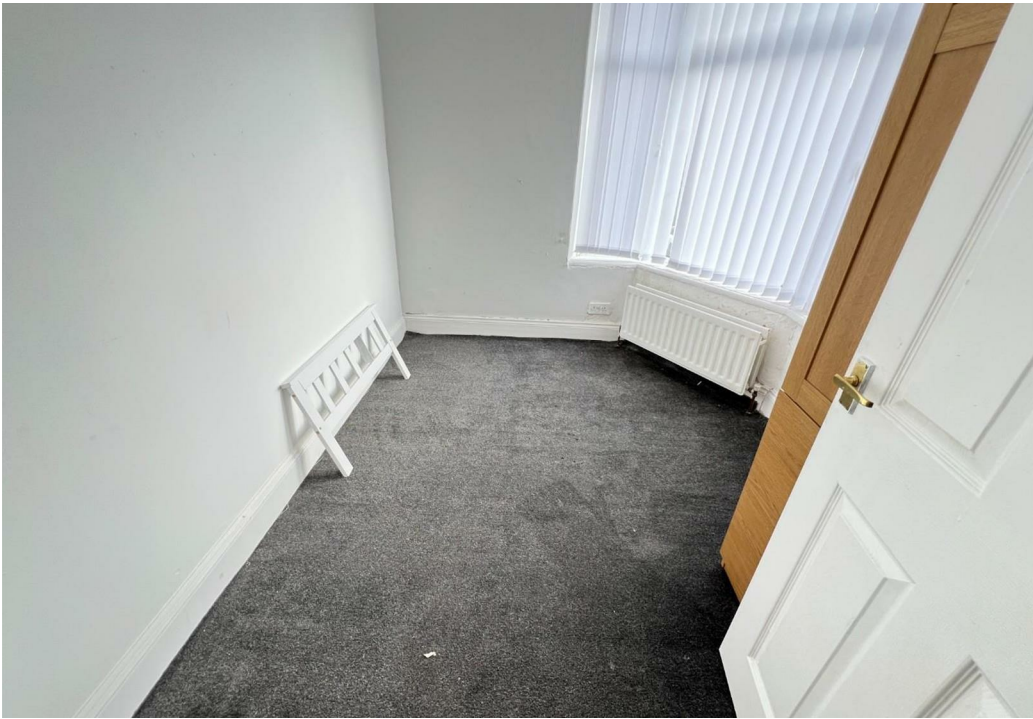
The first floor comprises four generously sized bedrooms, offering ample space for rest and relaxation. A family bathroom completes this level, ensuring that all essential amenities are easily accessible.

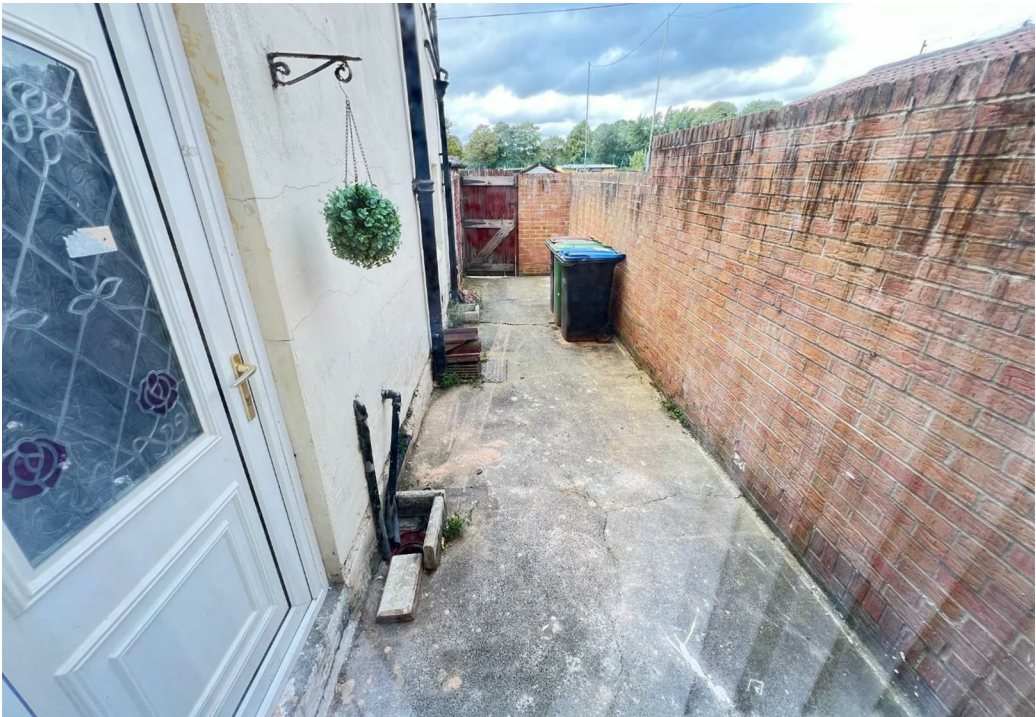
Externally, the property features a wall-enclosed yard with a brick-built storage shed, providing practical storage solutions. Across the lane, you will find a fenced garden complete with a patio area, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, the property includes a detached garage and off-street parking, adding to the convenience of this lovely home.

This property is highly recommended for viewing, as it offers a perfect blend of space, comfort, and outdoor enjoyment in a desirable location. Don't miss the opportunity to make this charming house your new home.









GROUND FLOOR

Entrance Hall

Lounge

12'8 x 12'6 (3.86m x 3.81m)

Dining Room

12'6 x 11'1 (3.81m x 3.38m)

Kitchen

15'1 x 8'1 (4.60m x 2.46m)

FIRST FLOOR

Landing

Bedroom 1

12'7 x 9'5 (3.84m x 2.87m)

Bedroom 2

12'8 x 7'7 (3.86m x 2.31m)

Bedroom 3

9'3 x 7'8 (2.82m x 2.34m)

Bedroom 4

9'2 x 5'9 (2.79m x 1.75m)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average- Good

Tenure: Freehold

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

Energy Rating: E

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 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.

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.

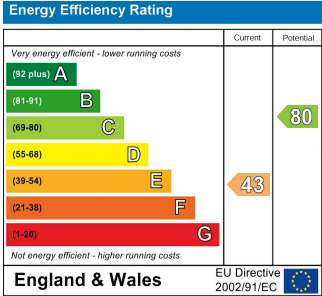
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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.



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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