



Shawbrow View, Bishop Auckland, DL14 6XH
2 Bed - Bungalow - Detached
Starting Bid £145,000

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**** For Sale by the modern method of Auction. Starting Bids £145,000 Reservation Fees Apply ****

Welcome to Shawbrow View, Bishop Auckland - a charming detached bungalow that is sure to capture your heart! Set in a popular residential area, close to local amenities, this delightful property boasts two cosy bedrooms, perfect for a small family or those looking for a peaceful retreat. With two reception rooms, there is ample space to entertain guests or simply relax in style.

One of the highlights of this property is the well-presented interior with new carpets throughout and which exudes warmth and comfort. The property is extremely well presented throughout, making it ready for you to move in without any hassle. The good-sized gardens with a greenhouse offer a lovely outdoor space where you can indulge your green thumb or simply enjoy the fresh air.

Parking will never be an issue with space for several vehicles, ensuring convenience for you and your guests. The fact that this property comes with no onward chain makes it even more appealing, allowing for a smooth and hassle-free buying process.

The accommodation on offer briefly comprises: Entrance Hall, Lounge, Conservatory, Kitchen, two good sized Bedrooms, one with fitted robes and drawers and a convenient shower room. Externally the property sits on a good sized plot.

Properties like this in such a sought-after location are rarely available, so don't miss out on this fantastic opportunity to own a piece of tranquillity in Bishop Auckland. Book a viewing today and envision the endless possibilities that this charming bungalow has to offer.



GROUND FLOOR

Entrance Hall

Lounge

17'1" x 11'1" (5.21 x 3.38)

Conservatory

13'6" x 7'8" (4.13 x 2.34)

Kitchen

10'8" x 10'3" maximum (3.26 x 3.13 maximum)

Bedroom 1

13'9" x 9'3" (4.21 x 2.83)

Bedroom 2

12'2" x 8'5" (3.71 x 2.58)

Shower Room

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 63 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1891 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.

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.





Shawbrow View

Approximate Gross Internal Area
783 sq ft - 73 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.

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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

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.