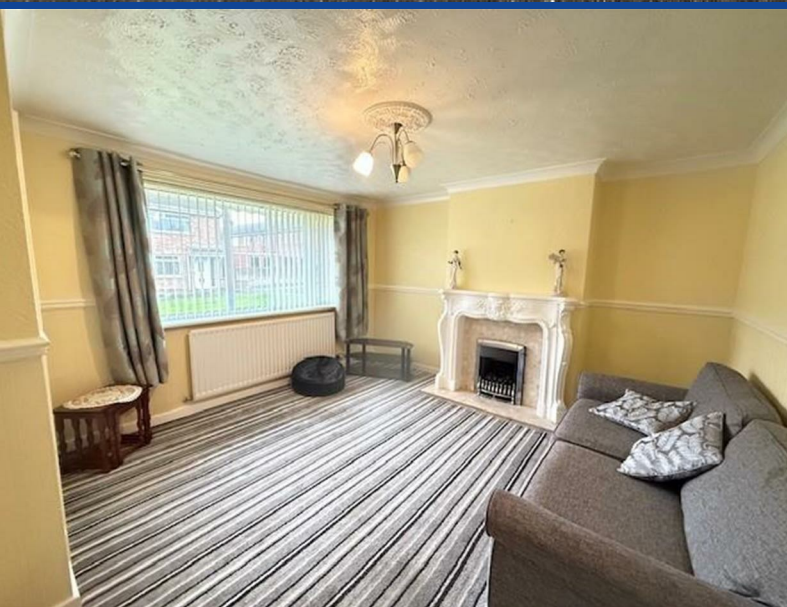




Langdale Walk, DL14 0RF
2 Bed - House - Mid Terrace
Starting Bid £68,000

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**** For sale via the modern Method of Auction. Starting bids £68,000. Reservation fees apply****

Nestled in the charming town of Bishop Auckland, this delightful mid-terrace house on Langdale Walk presents an exceptional opportunity for first-time buyers and investors alike. With no upper chain, this deceptively spacious two-bedroom property is ready for you to personalise and call home.

As you step inside, a welcoming hallway leads you to a generous lounge, an ideal space for relaxation or entertaining guests. The open-plan kitchen and dining area create a warm and inviting atmosphere, perfect for family meals.

On the first floor, you will find two well-proportioned double bedrooms, providing ample space for rest and privacy. A wet room completes this level, ensuring convenience for all residents. The property sits on a good-sized plot, featuring gardens to the front and rear. The rear garden is mainly laid to astro turf, making it low maintenance and easy to enjoy. With additional brick-built outhouses providing extra storage, this property is sure to appeal to a variety of purchasers.

Langdale Walk boasts an excellent location, being in close proximity to local schools, recreational facilities, and the expanding Tindale Crescent Retail Park. The property also benefits from superb transport links to neighbouring towns and villages, making it an ideal choice for those who commute.

We highly recommend an early viewing to fully appreciate all that this home has to offer.

GROUND FLOOR

Entrance Hall

Lounge

13'3" x 10'2" (4.04 x 3.12)

Kitchen/Dining Room

16'7" x 9'6" (5.08 x 2.92)

FIRST FLOOR

Landing

Bedroom 1

14'5" x 11'4" (4.41 x 3.46)

Bedroom 2

11'5" x 9'10" (3.49 x 3.02)

Wet Room

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 5 Mbps, Superfast 63 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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



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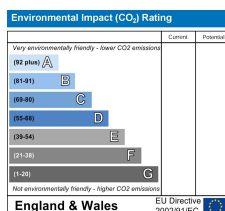
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.

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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