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Harrison Street Tow Law, Bishop Auckland, DL13 4EE

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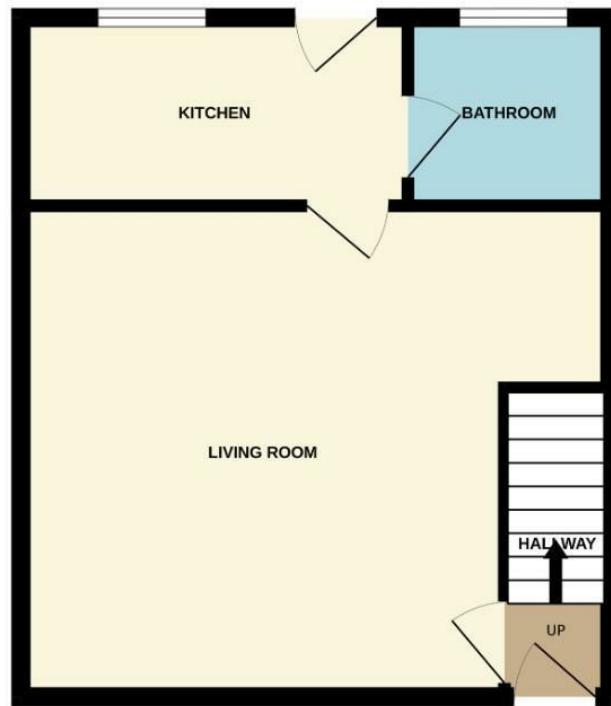
By Auction £27,000

Two bed roomed terraced property located on Harrison Street, benefiting from no onward chain and countryside views. The property is perfect for a variety of buyers, from first time buyers, growing families to investors alike. Tow Law has a range of amenities, including local shops, restaurants, pubs and two local primary schools along with a secondary school approx. 3 miles away. It is also only approx. 8.7 miles from the market town Bishop Auckland and approx. 9 miles from Consett. This provides further facilities such as, supermarkets, healthcare services and recreational facilities. There is also an extensive public transport system which allows for access to not only the neighbouring towns and village but to further afield places such as Darlington, Durham, Newcastle and York. Ideal for commuters this property is located on the A68, which leads to the A1 (M) both North and South.

In brief the property comprises; a living room, kitchen and bathroom to the ground floor. Whilst the first floor contains the two spacious bedrooms. Externally there is large enclosed yard with artificial grass, storage shed and on street parking available.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
EU Directive 2002/91/EC		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		EU Directive 2002/91/EC

**Living Room**

15'1" x 14'9"

The living room is a great size, with ample space for furniture and large window to the front elevation providing plenty of natural light.

**Kitchen**

11'11" x 5'9"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Fitted with an integrated oven and hob along with space for further free standing appliances.

**Bathroom**

6'2" x 5'10"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

**Master Bedroom**

11'9" x 6'10"

The master bedroom provides space for a double bed further furniture and window to the front elevation.

**Bedroom Two**

11'9" x 7'10"

The second bedroom is another good size bedroom with window to the rear elevation.

**External**

Externally there is large enclosed yard with artificial grass, storage shed and on street parking available.

**Auctioneers Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A

Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



