

AUCTION



Eastfield, SR8 4SS
3 Bed - House - Detached
Starting Bid £90,000 - plus reservation fee

Council Tax Band: E
Tenure: Freehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*



Eastfield, SR8 4SS

*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID PRICE £90,000 PLUS RESERVATION FEE *** COMPETITIVELY PRICED DUE TO RECENT STORM & WATER DAMAGE *** HUGE POTENTIAL *** SOLD AS SEEN *** A unique three bedroom detached property with a beautiful outlook at the rear. The home commands a generous plot on Eastfield in a popular part of Peterlee close to schools and amenities. With work required both internally and externally, we recommend a viewing in order to appreciate what is required. The home is an original 1960's self build with split level accommodation designed to take advantage of the woodland views at the rear. The internal layout comprises: entrance hall with stairs to the first floor lounge, dining room, kitchen and utility, additional stairs from the hall lead down to the lower level with three generous bedrooms, en-suite and bathroom with separate WC. Externally is a low maintenance front garden and driveway leading to the integral garage. The generous enclosed rear garden incorporates a large patio and steps down to a large lawned garden backing onto open woodland. The home is located amongst similar self build properties. This property is for sale by The Great North Property Auction powered by iamsold.

Auctioneer 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 Limited.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 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.

GROUND FLOOR

ENTRANCE HALL

FIRST FLOOR

LOUNGE 21'2 x 16'3 (6.45m x 4.95m)

DINING ROOM 16'3 x 8'9 (4.95m x 2.67m)

KITCHEN 11'9 x 8'10 (3.58m x 2.69m)

UTILITY ROOM 6'9 x 4'2 (2.06m x 1.27m)

LOWER LEVEL

HALL

BEDROOM ONE 13'5 x 10'11 (4.09m x 3.33m)

EN-SUITE

BEDROOM TWO 13'5 x 10'3 (4.09m x 3.12m)

BEDROOM THREE 16'3 x 8'11 (4.95m x 2.72m)

BATHROOM

SEPARATE WC

OUTSIDE

INTEGRAL GARAGE 17'1 x 9'4 (5.21m x 2.84m)

NB 1

The property is to be sold as seen. Any prospective purchaser must assume full responsibility for the condition of the property and all contents therein.

NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.



Eastfield
Approximate Gross Internal Area
1627 sq ft - 151 sq m



FIRST FLOOR



GROUND FLOOR

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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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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