

Russell Court, Newton Aycliffe, DL5 7LB
3 Bed - House - Semi-Detached
Starting Bid £125,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Russell Court, DL5 7LB







** FOR SALE BY MODERN AUCTION **

** LARGE REAR GARDEN ** ** DECEPTIVELY SPACIOUS ** ** NO ONWARD CHAIN **
** DRIVEWAY and GARAGE **

Competitively priced three bedroom semi detached property located in this popular part of Newton Aycliffe which lies within easy reach or local schooling and the town centre. The home is in need of some updating which has been reflected within the asking price with viewings strongly recommended to appreciate the size and versatility.

The rear garden is a must see with huge potential, fabulous during those warmer months. In our opinion, it will suit the needs of a variety of buyers including a first time buyer, family or as an investment opportunity. Benefitting from uPVC double glazed windows, gas central heating and spacious accommodation perfect for modern day living.

Council tax band B. Freehold basis. EPC Band C
To arrange a viewing please contact Smith & Friends

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ENTRANCE PORCH
5'6" x 3'4" (1.70m x 1.04m)

LIVING ROOM
12'11" x 12'7" (3.96m x 3.85m)

DINING AREA
7'9" x 8'7" (2.38m x 2.64m)

KITCHEN/BREAKFAST ROOM
18'9" x 10'0" (5.73m x 3.05m)

FIRST FLOOR

LANDING
6'5" x 8'9" (1.96m x 2.68m)

BEDROOM 1
12'5" x 9'4" (3.80m x 2.85m)

BEDROOM 2
9'4" x 8'5" (2.85m x 2.58m)

BEDROOM 3
8'10" x 6'5" (2.71m x 1.96m)

BATHROOM/W.C.
6'4" x 5'6" (1.95m x 1.68m)

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 Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

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. 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 £500 inc. VAT. These services are optional.











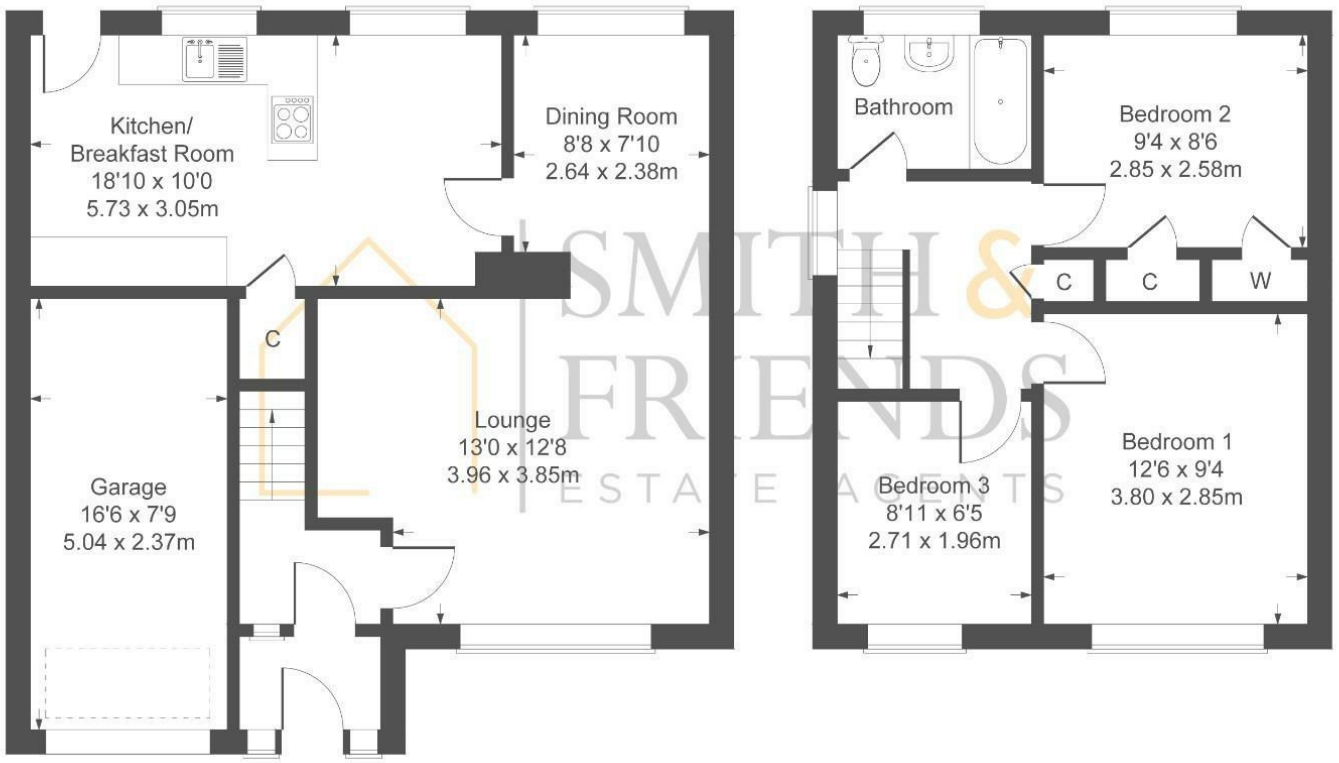






Russell Court

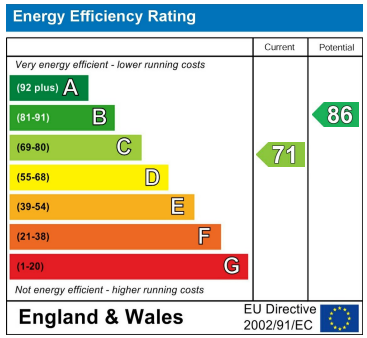
Approximate Gross Internal Area
1141 sq ft - 106 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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