



Woodlands Road, DL14 7LY
2 Bed - House - Mid Terrace
Starting Bid £55,000

For sale by Modern Method of Auction: Starting Bid Price £55,000 Plus Reservation Fee.

Robinsons are please to welcome to the market this well presented, 2 bedroom, mid terrace house in the market town of Bishop Auckland. Positioned in a central location the property is located close to locals shops, schools and amenities. The property will be an ideal purchase for 1st time buyers and investors looking for a buy-to-let.

The property briefly comprises of; Entrance hallway, lounge, kitchen and bathroom to the ground floor. To the first floor there are two generously sized bedrooms. Externally the property benefits from an enclosed rear yard.

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price

* Reservation Fees Applicable * The Modern Method of Auction



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GROUND FLOOR

Entrance Hall

Solid wood entrance door, laminate flooring.

Lounge

12'11" x 11'8" (3.94 x 3.57)

Wood double glazed window, radiator, gas fire, fitted carpets.

Kitchen

15'2" x 10'11" (4.64 x 3.33)

Wood double glazed window, radiator, tiled floor, fitted kitchen units and worktops, sink/drainer/mixer tap, range style elec oven and gas hob, extractor hood.

Utility

7'0" x 6'6" (2.15 x 1.99)

Wood rear door and double glazed window, radiator, tiled floor, fitted worktops, space/plumb for appliances.

Bathroom

7'6" x 6'4" (2.29 x 1.94)

Wood double glazed window, radiator tiled floor, part tiled walls, white bathroom suite with shower.



FIRST FLOOR

Bedroom 1

15'3" x 12'11" (4.65 x 3.96)

Wood double glazed window, radiator, laminate flooring, storage cupboard.

Bedroom 2

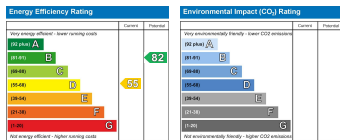
14'1" x 7'8" (4.30 x 2.36)

Wood double glazed window, radiator, laminate flooring, storage cupboard.



AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchase to exchanged contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm the acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded free from the auction section of our website or requested from our auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of a Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd.



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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