



The Old School, Stanley Crook, DL15 9AN
4 Bed - Bungalow - Detached
Starting Bid £350,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

The Old School

Stanley Crook, DL15 9AN

FOR SALE VIA MODERN DAY METHOD OF AUCTION GUIDE PRICE £350,000 PLUS RESERVATION FEE

* SUBSTANTIAL PROPERTY * AMPLE LIVING ACCOMODATION * CONVERTED SCHOOL * LARGE ROOMS * MEZZANINE BALCONY * OFF STREET PARKING AND GARAGE/WORKSHOP * ENCLOSED GARDENS * SUMMERHOUSE WITH ELECTRIC * COUNTRYSIDE VIEWS * VIEWING HIGHLY RECOMMENDED *

This impressive four bedroom detached house which was previously a school and has since been converted, would be a fantastic family home having spacious living accommodation throughout. The property has been modernised including an impressive Mezzanine balcony in the lounge/cinema room but does have some original including Parquet flooring and two multi fuel burners with stone surround. The property is warmed by two gas central heating boiler at opposite ends of the property, solar panels to roof which are owned and double glazed windows.

The spacious floor plan comprises; entrance hallway, with doors giving access to a useful utility room, bedroom with en-suite, garage and to the kitchen/dining room which is a generous size and has ample space for furniture. The kitchen is well fitted with a range of wall base and drawer units. A further hallway gives access to two further bedrooms, the main being larger than average and has a en-suite bathroom with roll top bath and separate shower cubicle. Another reception room is being used currently as a gym and gives access to a sauna room with shower cubicle. The rear hallway has French doors leading to the rear garden and has a staircase leading to the Mezzaine balcony over looking the lounge. the lounge has ample space for seating and dining furniture and has a a door giving access to another bedroom which also has French doors leading to the rear garden.











Outside

Outside the property has gardens to front and rear both enjoying countryside views. The front is laid to lawn with a raised patio area, driveway leading to the garage/workshop. The rear is split in two halves with patio areas, and a timber summer house with electric.

Modern method of auction

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

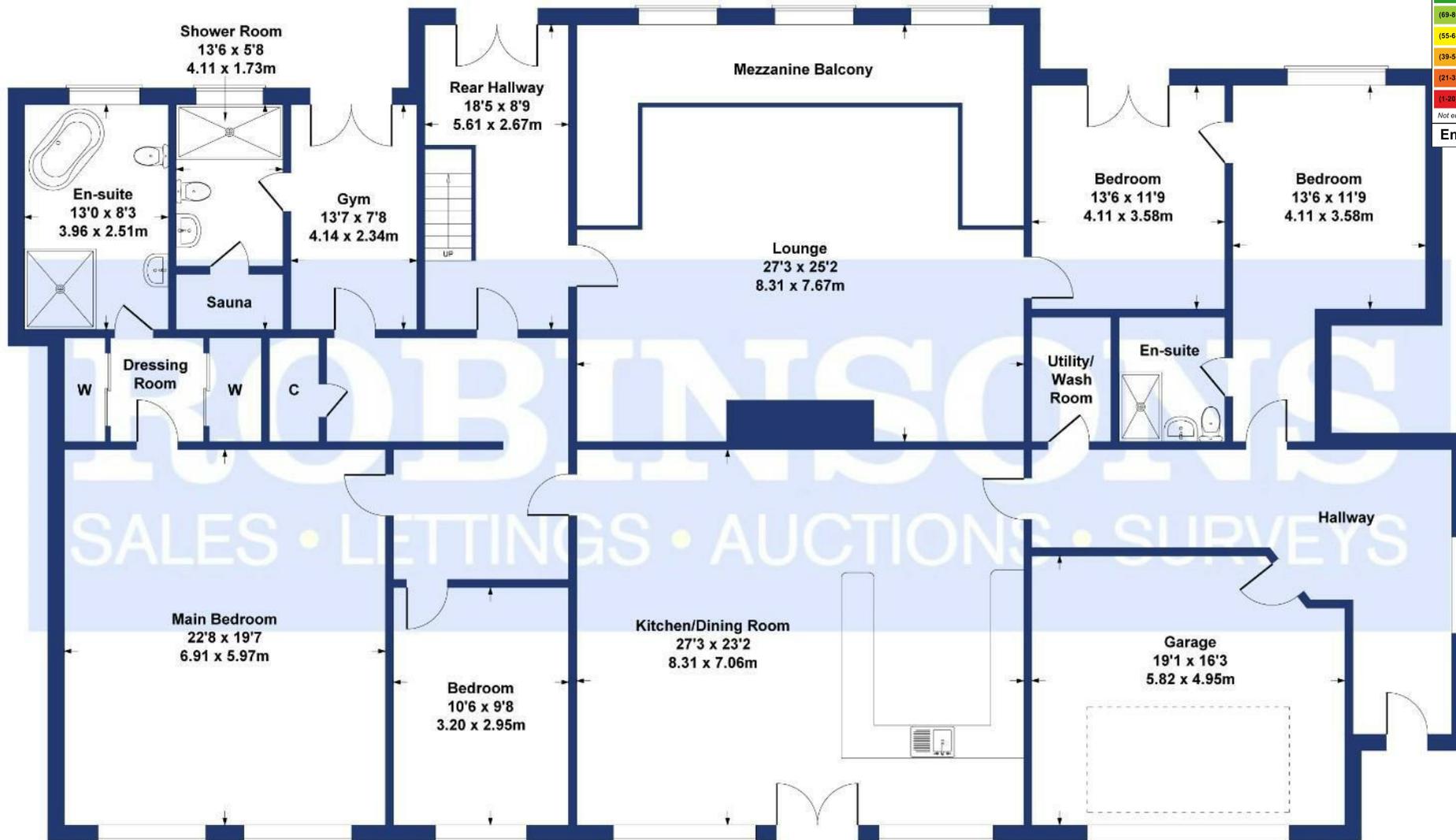
Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



The Old School Stanley Crook

Approximate Gross Internal Area
3791 sq ft - 352 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Produced by Potterplans Ltd. 2021

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Royal Corner, Crook, County Durham,
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

