



High Street, Byers Green, DL16 7PG  
3 Bed - House  
Starting Bid £90,000

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**\*\* FOR SALE VIA AUCTION \*\***

- \* THREE BEDROOMED LARGE DETACHED BUNGALOW
- \* QUIET VILLAGE LOCATION OVERLOOKING THE VILLAGE GREEN
- \* CONSERVATORY
- \* GARDENS AND REAR COURTYARD
- \* UPDATING REQUIRED
- \* EARLY VIEWING IS HIGHLY RECOMMENDED

The floor plan briefly comprises of ENTRANCE HALLWAY, spacious LOUNGE with original fire surround double French doors leading to good sized CONSERVATORY, traditional style fitted KITCHEN, UTILITY ROOM. Three double BEDROOMS and spacious BATHROOM extension. Externally to the front of the property there is a front FORECOURT was to the rear enclosed rear COURTYARD leading to rear enclosed gardens with GARDEN SHED.

The property is located in the heart of Byers Green overlooking the village green and from a historical point of view property has been in the same family for the past three generations. In addition to a family dwelling, the property has historically served the village as a school and British Legion Hall, with documents dating back to 1939.

Byers Green is a small quiet village ideally located for commuting to nearby Durham City, Darlington and Teesside local shops, schools and amenities can be found in Spennymoor and Bishop Auckland which are less than a 10 minute drive. The A1 and A19 are in close proximity providing good transport links to other parts of the region.

#### **LOUNGE**

17'0 x 15'7 (5.18m x 4.75m)

#### **CONSERVATORY**

15'4 x 8'8 (4.67m x 2.64m)

#### **UTILITY**

8'8 x 5'5 (2.64m x 1.65m)

#### **KITCHEN**

15'7 x 8'8 (4.75m x 2.64m)

#### **BEDROOM ONE**

15'7 x 15'1 (4.75m x 4.60m)

#### **BEDROOM TWO**

15'7 x 11'4 (4.75m x 3.45m)

#### **BEDROOM THREE**

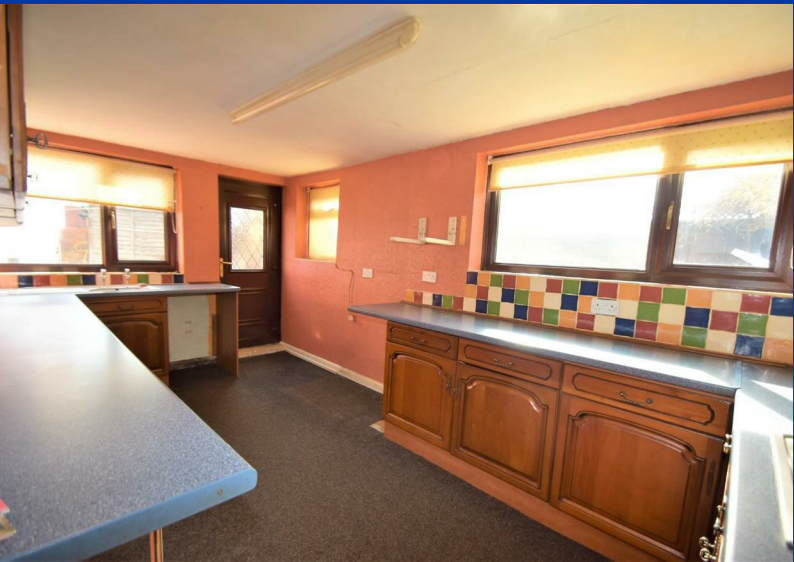
13'1 x 12'5 (3.99m x 3.78m)

#### **BATHROOM**

#### **EXTERNAL**

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 purchaser to exchange 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 of 3.5% plus VAT; to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for 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 the 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 Great North Property Auction powered by iam-sold Ltd. Reservation Fee is in addition to the final negotiated selling price.







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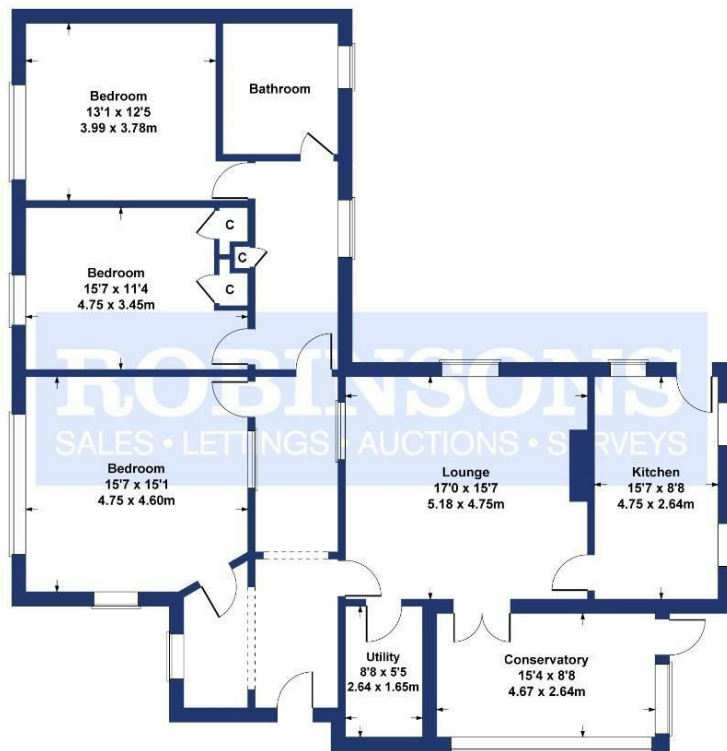
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Delmere High St, Byers Green**

Approximate Gross Internal Area  
1590 sq ft - 148 sq m



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

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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