

South Row, Eldon

Bishop Auckland, DL14 8UT



Auction Guide Price £30,000

- Sold via Auction T&C's Apply
- Two Bedroomed Terrace
- Large Garden
- Ideal Investment
- No Onward Chain
- Must be Viewed

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FJ Estates are pleased to offer for sale via auction this Two bedroomed terraced property located in Eldon, Bishop Auckland. In brief the property comprises of Kitchen, Utility Room and Living Room to the ground floor. To the first floor contains the two bedrooms and a Bathroom/wc. Externally there is a large rear garden and a yard at the front of the property. An ideal investment opportunity, early viewing recommended.



PROPERTY PARTICULARS

Kitchen 12' 9" x 9' 7" (3.88m x 2.92m)

With upvc double glazed window and entry door to the front elevation, fitted with a range of wall and floor mounted units.

Utility Room 2' 4" x 9' 7" (0.71m x 2.92m)

With window to the front elevation and a range of base units.

Lounge 15' 4" x 13' 3" (4.67m x 4.04m)

With upvc double glazed window to the rear elevation, a feature fire surround and a built in understairs storage cupboard.

Entrance Hallway

With upvc double glazed entry door to the front elevation and staircase to the first floor.

First Floor Landing

With access to loft space and all first floor rooms.

Bed One 15' 11" x 13' 5" (4.85m x 4.09m)

With upvc double glazed window to the rear elevation and built in over stair storage cupboard.

Bedroom Two 11' 2" x 10' 10" (3.40m x 3.30m) max measurements

With upvc double glazed window to the front elevation.

Bathroom/wc

With upvc double glazed window to the front elevation, white suite comprising panel bath, pedestal wash hand basin and low level wc.

Externally

To the front of the property there is a yard, whilst to the rear a garden laid to lawn.



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

