

David Terrace

Crawcrook

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway & Gardens
- No Onward Chain

Auction Guide Price £ 140,000+







5 David Terrace

Crawcrook, NE40 4DF

FOR SALE BY AUCTION - MARCH 27TH 2024 - OPTION TWO - TERMS AND CONDITIONS APPLY

THREE BEDROOM SEMI DETACHED HOME IN CRAWCROOK AVAILABLE WITH NO ONWARD CHAIN. COMPRISING OF ENTRANCE PORCH, DINING ROOM, MODERN FITTED KITCHEN. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS, A GOOD SIZED SINGLE BEDROOM AND FAMILY BATHROOM WITH FOUR PIECE SUITE. EXTERNALLY THERE IS OFF STREET PARKING AVAILABLE TO THE FRONT AND BOTH FRONT AND REAR GARDEN. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Porch:

UPVC porch to the front.

Dining Room: 15'2" 4.62m x 10'2" 3.10m max

UPVC window to the front, open plan staircase, storage and radiator.

Lounge: 13'6" 4.12m x 10'4" 3.15m UPVC window and radiator.

Kitchen: 10'4" 3.15m x 7'9" 2.36m

UPVC door to the garden, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven and plumbed for washing machine.

First Floor Landing: Storage cupboard.

Bedroom One: 11'6" 3.51m x 10'6" 3.20m

UPVC window and radiator.

Bedroom Two: 12'0" 3.66m x 8'1" 2.46m UPVC window, storage and radiator.

Bedroom Three: 12'0" 3.66m x 6'11" 2.11m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath, walk in shower, low level wc, pedestal wash hand basin, fully tiled and heated towel rail.

Externally:

There are gardens to both the front and rear of the property and a driveway providing off street parking.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: B EPC Rating: D

RY00006616/VS/EW/20.11.2023/V.1.

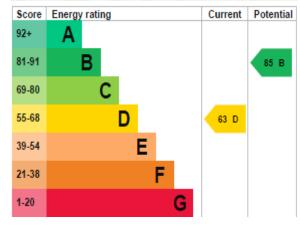
Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com







Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrest, retential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer' interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

