



Victoria Street Crawcrook

- Mid Terrace House
- Two Bedrooms
- Rear Yard
- No Onward Chain
- Sale by Auction

Auction Guide Price £ 72,500+



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ROOK
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SAYER

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13 Victoria Street

Crawcrook, NE40 4NH

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

TWO BEDROOM TERRACE IN A POPULAR RESIDENTIAL LOCATION AVAILABLE WITH NO ONWARD CHAIN. COMPRISING OF ENTRANCE HALL LEADING TO LIVING ROOM, BREAKFASTING KITCHEN, REAR PORCH AND DOWNSTAIRS BATHROOM. UPSTAIRS THERE ARE TWO BEDROOMS. EXTERNALLY THERE IS A REAR YARD AND ON STREET PARKING AVAILABLE TO THE FRONT.

The accommodation:

Entrance:
UPVC door to the front.

Lounge: 16'2" 4.93m 15'11" 4.85m max
UPVC window, fire with surround and radiator.

Kitchen: 14'4" 4.37m x 8'10" 2.69m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated gas hob, oven and grill, integrated dishwasher, plumbed for washing machine and radiator.

Utility Room:
UPVC door.

Bathroom:
UPVC window, bath with shower, low level wc, wash hand basin and radiator.

First Floor Landing:
UPVC window.

Bedroom One: 16'4" 4.98m x 8'11" 2.72m
UPVC window and radiator.

Bedroom Two: 9'9" 2.97m x 7'3" 2.21m
UPVC window, cupboard housing boiler and radiator.

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

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: A

EPC RATING: D

RY00006743.VS.EW.28.02.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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 incorrect. Potential 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's 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

