



## Prestwick Road Dinnington

For Sale by Auction: 30th April 2024, Option 1, Terms and Conditions apply. The Paddock is available for sale with a generous plot circa 0.58 of an acre. The property requires complete refurbishment and benefits from a stable block attached making this property ideal for developers or private buyers looking for a project. The entrance door leads to a porch, reception room, inner hallway, ground floor bathroom, utility room, breakfast room, conservatory, kitchen, dining room, office and inner hallway with stairs to the first floor and access to the ground floor bedroom with en-suite shower room. To the first floor is a landing and two double bedrooms. Externally there is a substantial driveway, a stable block and generous rear garden. The property would be ideal for development subject to planning permission. 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](http://www.agentspropertyauction.com)

# Auction Guide Price: £400,000

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# Prestwick Road Dinnington

## Entrance Hall

Double glazed door to the side and double-glazed windows to the front.

## Reception Room 16'5 x 16'5 (5.00m x 5.00m)

With double glazed window to the front and archway.

## Bathroom

With double glazed windows to the side and rear, bath, WC, wash hand basin, bidet, tiled flooring and part tiled walls.

## Utility 6 x 6'6 (1.82m x 1.98m)

With fitted units, work surface, sink inset, double glazed window to the rear, part tiled walls and tiled flooring.

## Breakfast Room 9'3 x 10'7 (2.81m x 3.22m)

With tiled flooring, double glazed doors to the conservatory and access to the kitchen, dining room and inner hallway.

## Kitchen 13'3 x 8'2 (4.03m x 2.48m)

A fitted kitchen with work surfaces, sink unit, tiled flooring, fitted appliances and a double-glazed window to the rear.

## Inner Hallway

With carpeted flooring and stairs to the first floor.

## Ground Floor Bedroom 17'11 x 8'3 (5.46m x 2.51m)

With carpeted flooring, fitted wardrobes and double-glazed windows to the side and rear.

## En-Suite Shower Room

With shower enclosure, WC, wash hand basin, tiled flooring and part tiled walls.

## Dining Room 9'9 x 13'11 (2.97m x 4.24m)

With double glazed window to the front and wood flooring.





**Office 17 max x 14'3 max (5.18m x 4.34m)**

With double glazed window to the front and fitted cupboards.

**Landing**

A carpeted landing.

**Bedroom One 10' 10 plus wardrobe x 18'2 restricted head height (3.30m x 5.53m)**

With double glazed window to the rear, fitted wardrobes and carpeted flooring.

**Bedroom Two 13'9 x 12'9 (4.19m x 2.88m)**

This room has a double-glazed window to the front and carpeted flooring.

**Garden and Grounds**

Externally the plot measures approximately 0.58 of an acre and benefits from an attached stable block, parking for several cars and a generous rear garden.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**MINING**

The property is 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: D**

**EPC RATING: C**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 80 C      |
| 55-68 | 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.

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