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NICK & GORDON
CARVER
RESIDENTIAL



Church View, Hamsterley, Bishop Auckland, DL13 3PT
Auction Guide £105,000

NO ONWARD CHAIN

For sale by Modern Method of Auction; Starting Bid Price £105,000 plus Reservation Fee: An unique opportunity to purchase an attractive stone built conversion, with NO ONWARD CHAIN, which also provides an abundance of charm and character, with a large ground floor combined living and dining area with a central wood burning stove. A single storey offshoot incorporates the kitchen and bathroom. There are two excellent double bedrooms to the first floor, one of which features an excellent range of fitted wardrobes. There is a paved courtyard garden to the front and off street parking for two motorcars with the necessary permissions. The village is well placed for anyone planning to travel to Bishop Auckland, Durham, Darlington and Barnard Caste. This property is for sale by The Great North Property Auction powered by iam-sold Ltd.



GENERAL REMARKS

Oil Fired Central Heating to Radiators
Sealed Unit Double Glazing
Local Authority: Durham County
Council Tax Band: B

ENTRANCE PORCH

5'7" x 4'11" (1.7 x 1.5)

Glazed double doors opening to a glazed entrance porch with exposed timber floor, double glazed windows and door into combined living/dining room.

LIVING/DINING ROOM

30'2" x 13'9" (9.2 x 4.2)

The living area features a chimney breast which incorporates a wood burning stove on a raised brick hearth, window to the front, laminate floor covering and open access to the dining area with an attractive staircase with cast iron balusters providing access to first floor accommodation. Oak effect laminate floor and window to the front and side. A latch door provides access from the living room into the kitchen.

KITCHEN

13'9" x 6'7" (4.2 x 2)

A range of cream coloured Shaker style floor and wall mounted cupboards with drawers and work surfaces, a 1½ bowl sink unit with mixer tap, attractive tiled splashback and under unit lighting. Fridge, washing machine and electric cooker with a stainless steel back plate and extractor

canopy. Window and door providing access to the rear yard and latch door to the bathroom.

BATH/SHOWER ROOM

8'6" x 6'11" (2.6 x 2.1)

A white coloured suite with corner bath, low flush WC, pedestal wash hand basin, double sized cubicle with shower unit, extractor fan.

FIRST FLOOR LANDING

Velux window providing views to the front of the property and latch doors providing access to two double bedrooms.

BEDROOM ONE

13'1" x 14'1" (4 x 4.3)

(NB measurement includes wardrobes)

An attractive double bedroom with far reaching views towards countryside from a Velux roof window, an attractive range of fitted wardrobes with overhead cupboards and exposed timber ceiling beams.

BEDROOM TWO

14'1" x 10'11" maximum (4.3 x 3.34 maximum)

A double bedroom again enjoying excellent far reaching views from a Velux roof window and exposed timber beams.

EXTERNALLY: FRONT GARDEN

An enclosed paved courtyard garden to the front of the house with an enclosed area screening the oil tank. A separate area provides off street parking for two motorcars.

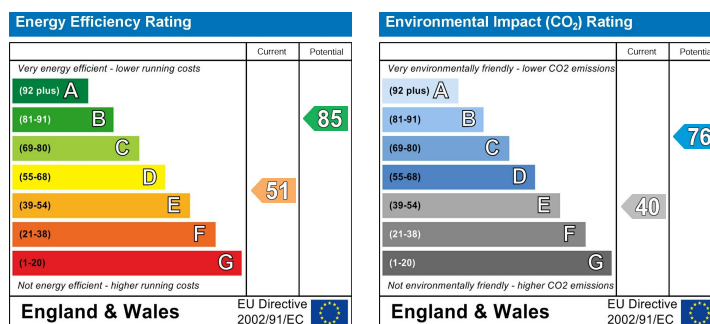
- Attractive cottage
- Easy access to nearby towns
- NO ONWARD CHAIN
- Subject to an undisclosed Reserve Price
- The Modern Method of Auction

- Short walking distance to countryside walks
- Wood burning stove to sitting room
- For Sale by Auction - T&Cs apply
- Reservation Fee applicable

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, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. 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 make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT. 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. Reservation Fee is in addition to the final negotiated selling price.



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