



**** FOR SALE BY MODERN AUCTION ****
**** NO ONWARD CHAIN **** ***** PICTURESQUE VILLAGE ****
****TWO BEDROOM COTTAGE ****

We are delighted to bring to the market this two bedroom end terraced cottage superbly positioned in the sought after and picturesque village of Middleton St. George. One can walk for miles and enjoy scenic beauty or simply relax and unwind in the low maintenance rear yard which has the benefit of not being overlooked.

The home benefits from gas central heating via a COMBI boiler, uPVC double glazing, two good size bedrooms and is brought to the market with NO ONWARD CHAIN. In our opinion this home will appeal to a variety of buyers including first time buyers, small families or as an investment opportunity with early viewings recommended.

In brief the accommodation comprises of an entrance vestibule, lounge with feature fireplace leading to the kitchen/diner with under stairs storage cupboard. The kitchen is considered a good size providing a range of wall and base units with laminate work surfaces, stainless steel sink unit with mixer tap, electric oven, induction hob, overhead extractor and door leading to the rear garden. Ascending to the first floor the landing leads to two bedrooms, the master of particular size with a storage cupboard housing the boiler. The bathroom is a generous size benefiting from three piece white suite including panelled bath with overhead shower, wash hand basin and w.c.

EXTERNALLY

There a garden to the front and enclosed yard to the rear.

Hansons Buildings, Middleton St. George,
DL2 1EL
2 Bed - House - Terraced
Guide Price £65,000

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This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



ENTRANCE VESTIBULE

LOUNGE
9'10x10'11 (3.00mx3.33m)

KITCHEN
10'10x12'8 (3.30mx3.86m)

FIRST FLOOR LANDING

BEDROOM
9'11x11' (3.02mx3.35m)

BEDROOM
7'11x6'4 (2.41mx1.93m)

BATHROOM/W.C.
6'11x11' (2.11mx3.35m)

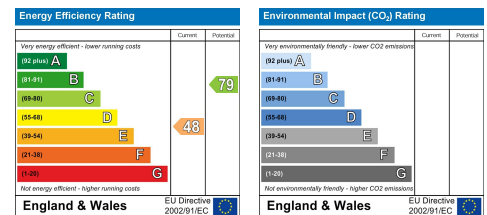
FRONT EXTERNAL

REAR YARD

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.