



Lydgate Avenue, Wolsingham, DL13 3LJ
3 Bed - House - Mid Terrace
Guide Price £100,000

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For sale by modern auction, guide price £105,000 plus reservation fee.

* NO ONWARD CHAIN * CUL-DE-SAC LOCATION * POPULAR VILLAGE * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS * ENCLOSED REAR GARDEN * POTENTIAL FOR OFF STREET PARKING * COMPETITELY PRICED * VIEWING HIGHLY RECOMMENDED *

We are delighted to bring to the sales market this rarely available three bedroom mid terrace house, which is located in the popular village of Wolsingham in a pleasant cul-de-sac. The property is warmed by a 'Baxi' gas combination boiler and has UPVC double glazed windows. The floor plan comprises; entrance hallway, spacious lounge with dining area and French doors leading to the rear garden. To conclude the ground floor there is a 'L' shape kitchen which is fitted with a range of wall base and drawer units. To the first floor there are three bedrooms and a family bathroom which has a four piece suite.

Outside the property has a hard standing to the front, giving potential for off street car parking. To the rear there is an enclosed garden.

Wolsingham offers a good range of everyday amenities, primary and secondary schooling and has bus links to other neighbouring towns and villages including Crook and Bishop Auckland which have a wider range of amenities.

We feel an internal viewing is a must to fully appreciate this property, please contact Robinsons today to arrange yours.

Modern auction information

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. 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 put down a non-refundable Reservation Fee which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website



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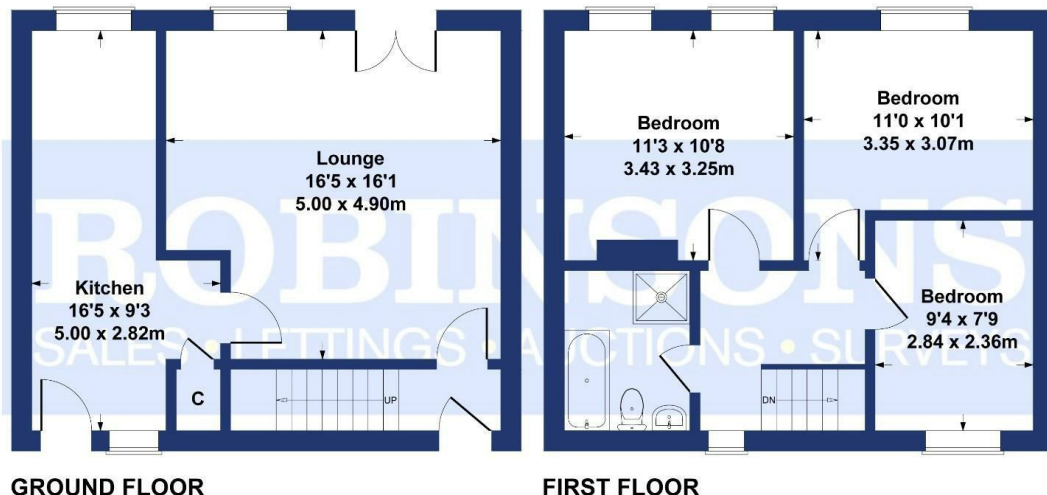
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lydgate Avenue, Wolsingham

Approximate Gross Internal Area
901 sq ft - 84 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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