

57 Park Road, Witton Park, Bishop Auckland

Starting Bid: £40,000.00



THIS PROPERTY IS FOR SALE BY MODERN AUCTION ON THURSDAY 25TH JULY AT RIVERSIDE CRICKET GROUND, CHESTER LE STREET FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT Phil Heads on 0191 2139 0802 option 2 or e-mail Phil.Heads@iam-sold.co.uk

Robinsons are delighted to offer to the market this larger than average three bedroom end terrace family home, which is to be sold with no onward chain. Situated in Witton Park this home should appeal to numerous buyers as it is in a quiet sought after area yet only a short drive from Bishop Auckland's Town Center and all of its fantastic amenities and local schooling. This brilliant starter home has many added benefits and some of its key features are; large lounge and kitchen, stylish wet room, stunning views from bedrooms two and three and living room, UPVC double glazing and gas central heating. In brief the property comprises; entrance lounge, kitchen, wet room, to the first floor is two good sized bedrooms and a bathroom. Externally to the rear is an easy to maintain yard. Early viewing is advised to avoid disappointment.

Auctioneer's Comments

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 buyer to exchange contracts immediately; however, from the date the draft contract for sale is received by the Buyer's solicitor, the buyer has 56 DAYS in which to complete the transaction; whilst using every endeavour to exchange contracts within the first 28 days. Allowing the additional time to exchange contracts 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:

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Ground Floor -

Lounge - Two gas central heating radiators, UPVC double glazed window and electric fire.

Kitchen - 3.53m x 3.53m (11'7 x 11'7) - Wall and base units, gas central heating radiator, UPVC double glazed window and under stairs storage cupboard.

Shower Room - 1.75m x 2.16m (5'9 x 7'1) - Wet room, shower, wash hand basin, low level WC, UPVC double glazed window and gas central heating.

First Floor -

Landing - Wood double glazed window.

Bedroom One - 3.10m x 3.51m (10'2 x 11'6) - UPVC double glazed window, gas central heating radiator and airing cupboard.

Bedroom Two - 2.54m x 3.23m (8'4 x 10'7) - UPVC double glazed window and gas central heating radiator.

Bedroom Three - 2.26m x 2.26m (7'5 x 7'5) - Gas central heating radiator, UPVC double glazed window and storage cupboard.

Externally - Yard to the rear.