

## **12 Albert Hill, Bishop Auckland**

### **Starting Bid: £79,950.00**



THIS PROPERTY IS FOR SALE VIA THE GREAT NORTH PROPERTY AUCTION\*\*\*\*\*LARGE FAMILY HOME SITUATED ON A POPULAR STREET IN THE HEART OF BISHOP AUCKLAND\*\*\* We are delighted to offer for sale this 3 bedroom property situated on this sought after street in the heart of Bishop Auckland. The home offers massive potential with with an extremely spacious floorplan that briefly comprises:- Reception Porch, Hallway, Lounge, separate Dining Room, good size Kitchen and handy Utility whilst to the first floor there are 3 Bedrooms plus Bathroom and WC. Externally to the front of the property there is a small garden area whilst to the rear of the property there is a wall enclosed yard which could be utilised for off road parking.

### **Auctioneer's Comments**

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.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 £300.00 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.

### **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**

Entrance

Via hardwood double glazed door.

Reception Porch

Door leading into-

Lounge

16' 00" x 13' 02"

Double glazed bay window, radiator, coal effect fire, archway leading to:-

Dining Room

14' 04" x 11' 05"

Upvc framed double glazed French doors giving access to the rear of the property, feature fireplace with marble inset and hearth, ample room for dining table and chairs.

Kitchen

12' 03" x 9' 08"

Fitted with a range of base and wall units finished in a solid oak, heat resistant worktops, stainless steel sink unit, tiling to splashbacks, double glazed window, plumbing for automatic washing machine, lino flooring, access into:-

Utility

Double glazed window, radiator, workbench with tiling to splashbacks, space for fridge freezer, door accessing the rear of the property.

Landing

Loft access.

W.C

Low level WC, double glazed window.

Bathroom

Fitted with a white suite:- panel bath with shower attachment, pedestal handwash basin, double glazed window, radiator, built in storage cupboard housing the boiler.

Master Bedroom

15' 05" x 11' 06"

Double glazed window, radiator, built in storage cupboard.

Bedroom 2

12' 00" x 11' 04"

Double glazed window, radiator.

Bedroom 3

9' 04" x 8' 00"

Double glazed window, radiator.

Externally

To the front of the property there is a small garden area whilst to the rear of the property there is a wall enclosed yard which could be utilised for off road parking.