



Front Row, Eldon Bishop Auckland DL14 8UR

welcome to

Front Row, Eldon Bishop Auckland

A unique five-bedroom family home in the semi-rural village of Eldon, Bishop Auckland. Formed from two properties into one, offering three reception rooms, kitchen, utility, double garage, en-suite, generous gardens, gated driveway parking and excellent transport links.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entance Porch

30' x 9' 7" (9.14m x 2.92m)

Doors to front and sides, underfloor heating

Lounge

16' 8" max x 13' max (5.08m max x 3.96m max)

Log burner, window to front, radiator

Dining Room

16' 7" x 12' 5" (5.05m x 3.78m)

Stairs to first floor, window to side, door to garage, radiator

Reception Room

14' 11" x 13' 1" (4.55m x 3.99m)

Window to front, radiator, electric fire

Kitchen

16' 5" x 12' 6" (5.00m x 3.81m)

Range of wall and base units, sink, extractor fan, recess for appliances, radiator, window to rear

Utility Room

6' 8" x 5' 5" (2.03m x 1.65m)

Boiler, window to rear, UPVC door to garage

Downstairs Bathroom

Bath with shower unit, radiator, low level WC, wash hand basin

Bedroom 1

13' 4" max x 17' 1" max (4.06m max x 5.21m max)

Window to front, radiator, built in wardrobes

Bedroom 2

14' 10" plus wardrobes x 13' 2" max (4.52m plus

wardrobes x 4.01m max)

Window to front, radiator

Bedroom 3

8' x 13' 2" (2.44m x 4.01m)

Window to rear, radiator

Bedroom 4

6' 9" max x 8' 9" max (2.06m max x 2.67m max)

Window to rear, radiator





Bedroom 5

13' 2" x 7' 10" (4.01m x 2.39m)

Window to rear, radiator

Bathroom

Jacuzzi bath, radiator, wash hand basin, low level

WC, window to rear

Front Garden

Three front gates, three driveways, garden to side

Garage

High security roller shutters to rear



view this property online mannersandharrison.co.uk/Property/STO116206



welcome to

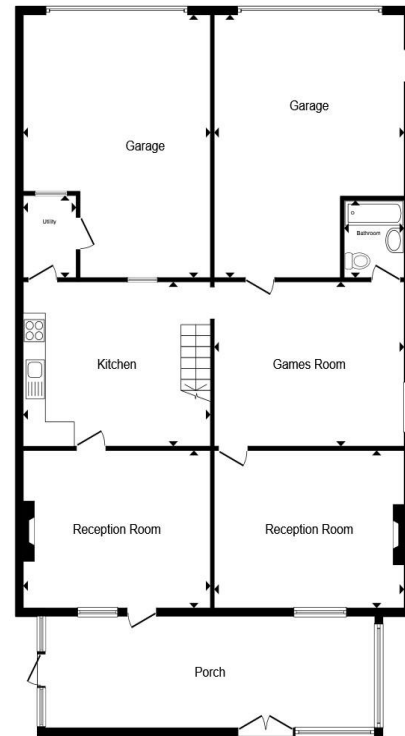
Front Row, Eldon Bishop Auckland

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE DRIVEWAYS
- TWO GARAGES

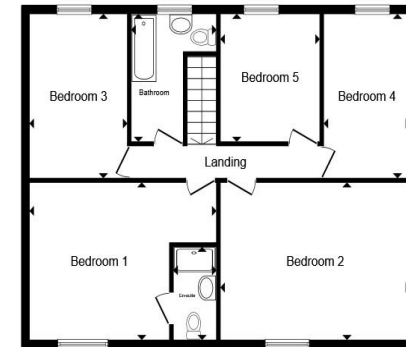
Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£110,000



Ground Floor



First Floor

Total floor area 260.7 m² (2,806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


manners
& harrison

view this property online mannersandharrison.co.uk/Property/STO116206



Property Ref:
STO116206 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk