



Liddle Avenue, Sherburn Village, Durham, DH6

Asking Price: £135,000

Freehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Ground Floor
Entrance Hall with stairs to first floor, Lounge, Kitchen/Diner with inner hallway with wc

First Floor
Hallway with storage cupboard, Three Bedrooms and Bathroom

Externally
Driveway to front and Garden to rear with outside storage shed

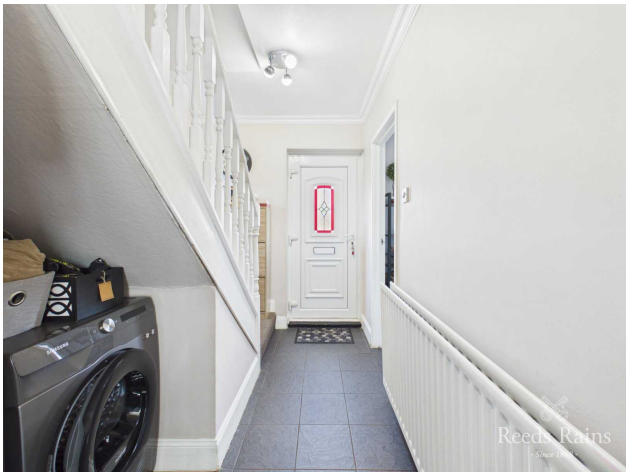
Additional Information
UPRN 100110418790
Floor Area - Plot Size 0.09 acres
Local Authority Durham
Conservation Area No
Coal Mining Area
Yes — NORTH EAST
Council Tax Band Band A
Council Tax Estimate £1,748
Year Built 1930-1949

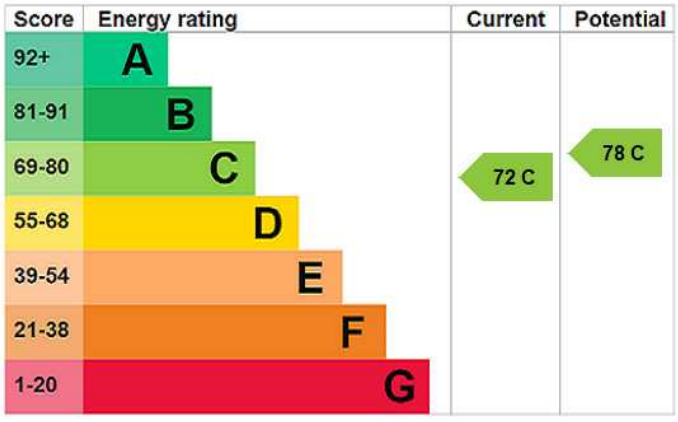
Flood Risk:-
Rivers & Seas Very low
Surface Water Very low

Agents Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.









The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Charges

Council Tax Band: A

EPC Rating: C

Reeds Rains - Durham City
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