Albert Street

Crook DL15 9EL

By Auction £56,000

This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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x 3 x 1 x 2

- • For Sale by Modern Auction – T & C's apply
- EPC Grade D
- Three Bedrooms
- • Subject to Reserve Price
- Ideal Investment Opportunity, Ripe for Modernisation
- Ground Floor Bathroom
- • Buyers fees apply
- Two Reception Rooms
- Town Centre Location

Guide price £58,000 plus reservation fee

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Albert Street is a charming three-bedroom terraced house presents an excellent opportunity for those looking to invest or create their dream home. The property boasts spacious accommodation, providing ample room for families or individuals seeking comfort and convenience benefitting from two reception rooms plus dining kitchen and three bedrooms to the first floor.

While the house is ripe for modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. The generous layout allows for creative renovations, making it an ideal project for those with a vision.

Situated in a prime town centre location, residents will enjoy easy access to local amenities, shops, and transport links, ensuring that everything you need is just a stone's throw away. This property not only promises a comfortable living space but also the potential for significant value enhancement through thoughtful updates.

Whether you are a first-time buyer, a growing family, or an astute investor, this terraced house on Albert Street is a remarkable find. Embrace the opportunity to transform this property into a stunning home or a lucrative investment. Do not miss out on the chance to explore the possibilities that await within these walls. The property is sold as seen

Ground Floor

Entrance
Accessed via UPVC entrance door, stairs rise to the first floor, central heating radiator and access to a useful under stair storage cupboard.

Sitting Room
11'8" x 15'5" into bay (3.569 x 4.708 into bay)
Located to the front elevation is the property having UPVC window and central heating radiator.

Lounge Diner
13'10" x 18'10" (4.219 x 5.745)
Having UPVC window, central heating radiator, has fire with ample space for both living and dining furniture as required.

Inner Hallway
Wooden window, storage cupboard, central heating radiator and access to a pantry storage cupboard with wooden window

Dining Kitchen
9'9" x 11'7" (2.987 x 3.537)
Fitted with base and wall mounted storage units, laminate work surfaces over, stainless steel sink unit, UPVC window and space and plumbing from free standing appliances. There is also ample room for a dining table if required.

Rear Entrance
UPVC door leads to the rear yard.

Bathroom/WC
Fitted with a three piece suite comprising bath, WC, wash hand basin and obscured UPVC window. Access to a useful storage cupboard housing the gas central heating boiler.

First Floor

Landing
Stairs rise from the entrance hall and provide access to the loft.

Bedroom One
15'1" x 12'10" (4.607 x 3.923)
Located to the front elevation of the property having UPVC window and access to a useful over stair storage cupboard.

Bedroom Two
9'0" x 14'0" (2.768 x 4.279)
Located to the rear elevation of the property having UPVC window.

Bedroom Three
10'9" x 9'4" (3.301 x 2.848)
Also located to the rear elevation of the property having UPVC window and double fitted wardrobe.

Exterior
To the rear of the property is an enclosed yard with access to an outhouse.

Agent Note
Please note there is no central heating to the first floor.

Agents Note
This property is sold as seen.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/9829-3967-4200-1336-3200

EPC Grade D

Auctioneers Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Other General information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed10000 Mbps Highest available upload speed10000 Mbps
Mobile Signal/coverage: Good Coverage from Vodaphone, O2, 3 and EE
Council Tax: Durham County Council, Band: A Annual price: £ 1,666.64 (Maximum 2026)
Energy Performance Certificate Grade: D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of ground water flooding. Very low risk of flooding from seas and rivers

Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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