



Mill Street

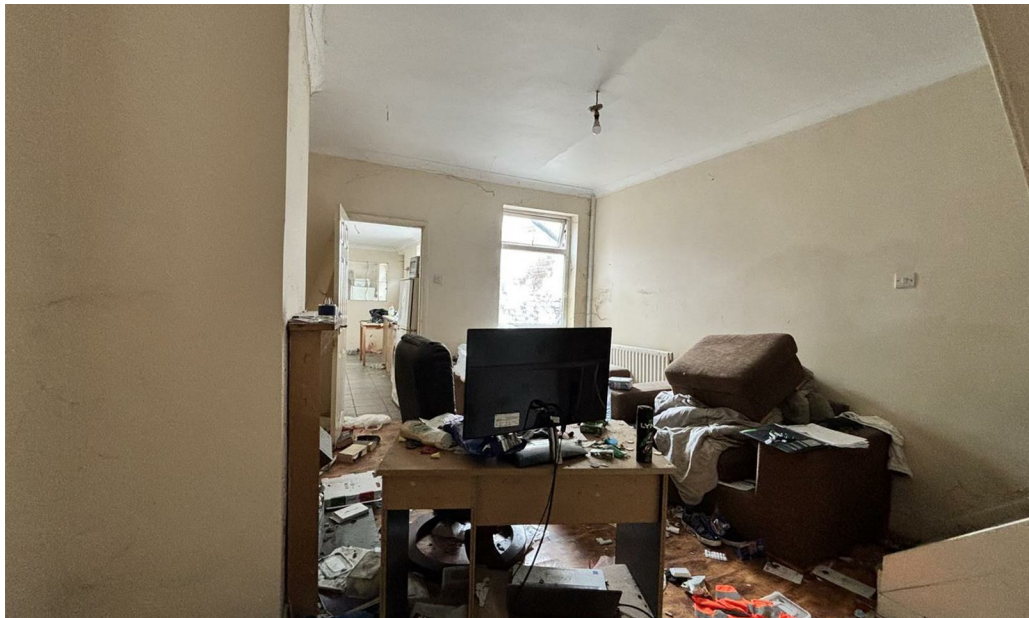
Willington DL15 0DW

By Auction £27,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £27,000
- Two Bedroom Terrace
- Lounge & Dining Room

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £27,000
This two-bedroom terraced home presents an excellent opportunity for those seeking a project or an addition to a property portfolio. In need of full modernisation, this property is offered for sale via auction and is sold as seen, making it an appealing prospect for investors or buyers looking to put their own stamp on their next home.
The ground floor features lounge, separate dining room, and a kitchen. Completing the layout on this floor is a bathroom, conveniently located for family use. Upstairs, there are two well-proportioned bedrooms spanning the first floor, ideal for small families or for use as a guest room and home office. To the rear, an enclosed yard offers outdoor space.
The property is well-situated for access to shops, supermarkets, and reputable schools. Excellent transport links nearby provide straightforward journeys into the town centre and further afield, whether for work or leisure. The surrounding area boasts local green spaces, cafés, and the convenience of local bus routes, ensuring that day-to-day living is both comfortable and connected. This property offers enormous potential, ideal for those looking to create a home tailored to their taste or expand their investment portfolio. Viewing is highly recommended to fully appreciate the possibilities on offer—contact today to arrange your visit.

GROUND FLOOR

Lounge

3.695 x 3.629
Having central heating radiator and uPVC double glazed window to front and door.

Dining room

4.847 x 3.601
Having central heating radiator, uPVC double glazed window to rear and stairs to first floor.

Kitchen

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit, plumbing for washing machine central heating radiator and uPVC double glazed window and door to rear.

Bathroom/WC

Having panelled bath, wc wash hand basin and central heating radiator.

FIRST FLOOR

Landing

With loft hatch

Bedroom One

3.691 x 3.863
Having central heating radiator, wall mounted gas boiler and uPVC double glazed window to rear.

Bedroom Two

3.694 x 3.864
Having central heating radiator and uPVC double glazed window to front.

- Requires Modernisation SOLD AS SEEN
- Requires Modernisation
- Rear Enclosed Yard

Externally

Rear enclosed yard.

Other General Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Available Highest available download speed Ultrafast 10000 Mbps Highest available upload speed 10000 Mbps
Mobile Signal/covrage: Good with EE, O2 and Vodafone, We recommend speaking to your local network provider
Council Tax: Durham County Council, Band: A Annual price: £1,711.73 (Maximum 2026)
Energy Performance Certificate Grade TBC
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 surface water flooding and flooding from rivers and the sea.

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.

Agents Note

The property will not be cleared and will be sold as seen.

Auctioneers Comments

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be

dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

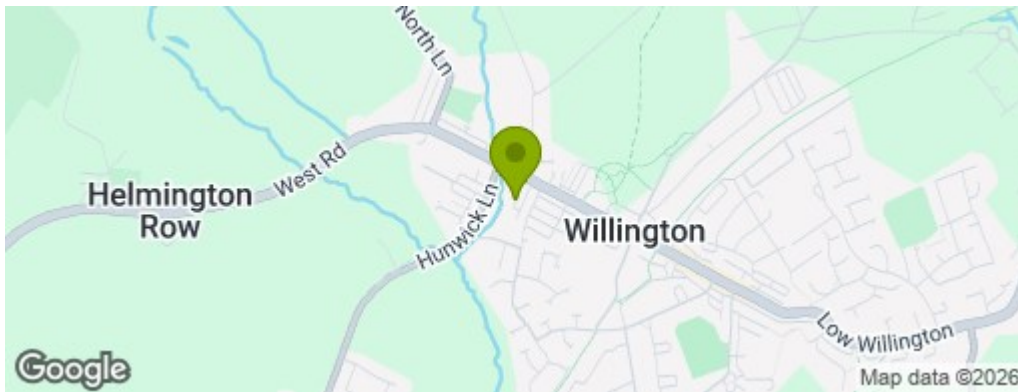
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Property Information

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