



Denham Place, Newton Aycliffe, DL5 5QT
Offers over £62,000

For sale by Modern Method of Auction: Starting Bid Price £62,000 plus Reservation Fee. Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-terrace property is in need of modernisation throughout yet occupies a convenient central location close to local amenities and schooling. Equipped with gas central heating the property features a dual aspect living room, dining room opening to kitchen, 3 bedrooms and wet room/WC. There is also an enclosed garden to the rear.

3 bedroom/s
House - Terraced

Council Tax: Durham County Council Band A
Tenure: Freehold
EPC Rating: D

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

Council Tax:- Band A

Local Authority:- Durham County Council



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of ducts, radiators, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Hologram 5/2023

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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