



**4 Evenwood Gate**

Bishop Auckland  
County Durham  
DL14 9NW

Auction Guide Price **£60,000**  
**Freehold**

Two Bedrooms  
Mid Terraced House  
Gas Central Heating  
Rear Yard  
Vacant Possession  
Viewing Recommended



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.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.

### **ENTRANCE HALL**

Double glazed entrance door.

### **LOUNGE**

13' 1" x 15' 1" (4.0m x 4.6m) Double glazed window to front, radiator and television point.

### **REAR PORCH**

11' 1" x 7' 2" (3.4m x 2.2m) Double glazed window to rear, double glazed French doors to rear, radiator and television point.

### **KITCHEN**

15' 5" x 10' 2" (4.7m x 3.1 m) Part tiled walls, fitted wall and base units, work surfaces, single bowl



sink and drainer unit, integrated gas oven and hob, space for washing machine, combination boiler, radiator and double glazed window to rear.

### FIRST FLOOR LANDING

Access to loft space.

### MASTER BEDROOM

11' 1" x 12' 1" (3.4m x 3.7m) Double glazed window to front, fitted wardrobe, radiator and television point.

### BEDROOM 2

7' 2" x 10' 2" (2.2m x 3.1 m) Double glazed window to front, television point and radiator.

### BATHROOM

White three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and double glazed window to front.

### REAR GARDEN

Mainly paved enclosed by fenced boundaries and gated access.



**Local Authority  
Council Tax Band  
EPC Rating**

D

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.