

**4 Ramsay Drive, Ferryhill, DL17 8PU**

**Auction Guide £145,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

We are pleased to offer to the market this extended three bedroom detached bungalow on this most sought after development in Ferryhill. The property benefits from gas central heating, double glazing, fitted kitchen with built in appliances, coloured bathroom suite, en-suite to master bedroom, well kept gardens, off road parking and single garage, Rarely available to the market, we would recommend an early inspection.

## Ground Floor

### Entrance Vestibule

Has UPVC entrance door leading to hallway.

### Lounge 16'7 x 17'10 (5.05m x 5.44m)



Has bay window, central heating radiator and feature fireplace with living flame gas fire.

### Inner Hall

### Bathroom WC



Has coloured suite comprising: panel bath, hand wash basin, WC, storage cupboard, tiled walls and central heating radiator.

### Bedroom 1 8'3 x 11'6 (2.51m x 3.51m)



Has fitted wardrobes and central heating radiator.

## En-Suite



Has white suite comprising: shower cubicle, hand wash basin, WC and central heating radiator.

### Bedroom 2 8'3 x 11'6 (2.51m x 3.51m)



Has fitted wardrobes, central heating radiator and UPVC patio doors leading to garden room.

### Bedroom 3 8'6 x 11'10 (2.59m x 3.61m)



Has fitted wardrobes and central heating radiator.

### Garden Room 9'9 x 10'0 (2.97m x 3.05m)



Has coved ceiling and central heating radiator and entrance door leading out on to rear garden.

### Kitchen 11'1 x 11'4 (3.38m x 3.45m)



Has a range of fitted wall and base units, inset sink unit with mixer tap, laminate work surfaces, built in electric cooker and gas hob, plumbing for automatic washing machine, part tiled walls and central heating radiator.

### Exterior



The front of the property has a block paved driveway leading to single garage and gravel borders, to the rear is a paved patio area and raised area which is laid to lawn with mature trees and shrubs.

### Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE

PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

### 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.

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.

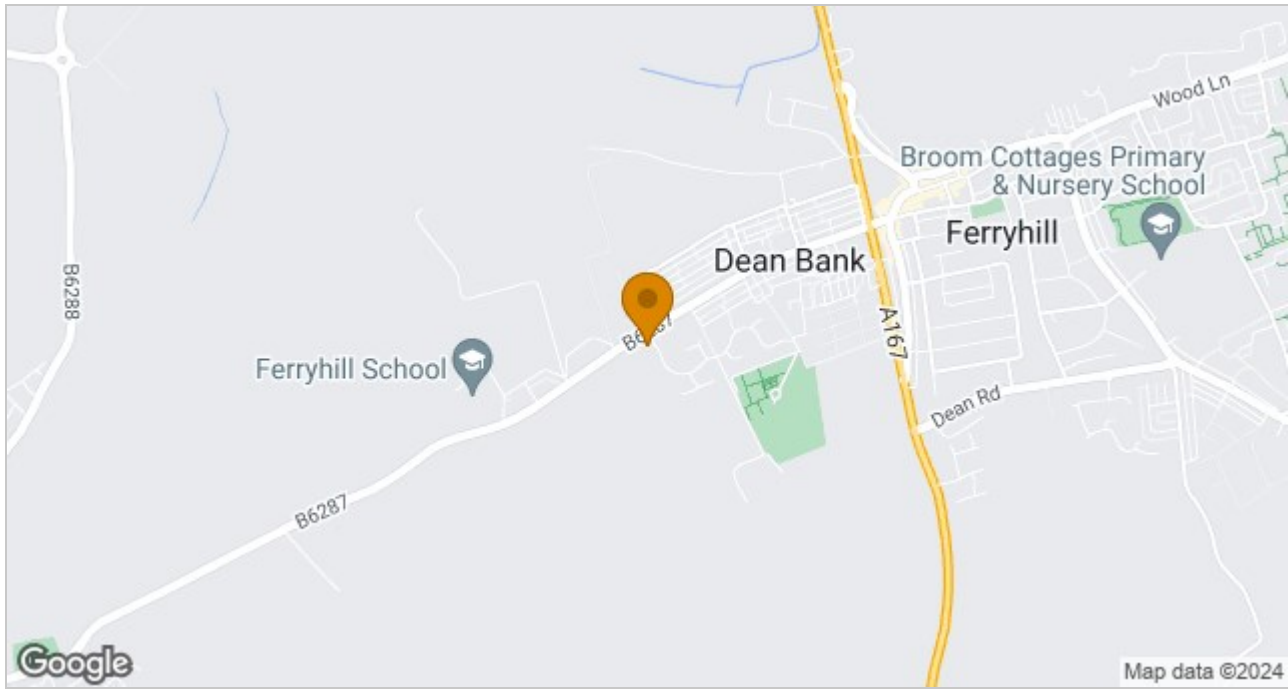
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In order to secure the property and ensure

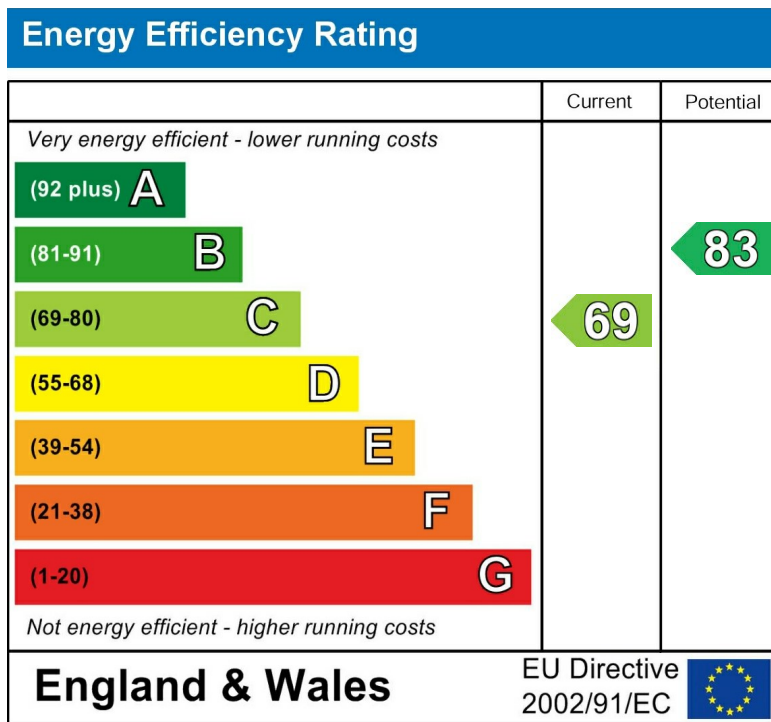
commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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.

## Area Map



## Energy Efficiency Graph



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.