





Angate Street, Wolsingham, DL13 3EW
2 Bed - House - Mid Terrace
Starting Bid £135,000

ROBINSONS
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* NO FORWARD CHAIN * POPULAR VILLAGE LOCATION * ENCLOSED YARD * TWO DOUBLE BEDROOMS * KITCHEN/DINING ROOM *

For sale by modern auction, guide price £135,000, plus reservation fee.

We've set it to end at 30-11-2026 at 11:00, depending on whether there are bids within the last few minutes of the auction.

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this charming two double bedroom cottage, pleasantly situated in the desirable village of Wolsingham. Full of character and offering a welcoming feel throughout, the property presents an excellent opportunity for a variety of buyers, including those looking to enjoy village life with amenities close at hand or those seeking a characterful home in a picturesque setting. The property benefits from gas central heating, double-glazed windows and a cosy lounge featuring a log-burning stove.

The internal accommodation briefly comprises an entrance vestibule leading into the lounge, which enjoys a warm and inviting atmosphere with its log-burning stove. There is a spacious open-plan kitchen/dining room fitted with a range of wall, base and drawer units, providing ample space for a dining table alongside a further seating area. Patio doors open directly onto the rear yard, creating a pleasant connection between the indoor and outdoor space. Completing the ground floor is a useful utility room, which benefits from an integral freezer, dishwasher and washing machine.

To the first floor, there are two well-proportioned double bedrooms and a bathroom fitted with a three-piece suite.

Externally, the property enjoys an enclosed rear yard, complete with a built-in storage shed.

Location

Angate Street is conveniently positioned within Wolsingham, just a short walk from the village centre, where a range of local amenities can be found, including shops, cafés and public houses. The village is surrounded by beautiful countryside, offering an abundance of scenic views and walking routes, making it an appealing location for those who enjoy the outdoors.

Contact Robinsons today for further information and to arrange an internal viewing of this charming cottage.

Modern auction

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 winning bidder will pay £349.00 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 4.5% 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.

Agent Notes

Council Tax: Durham County Council, Band A Approx. £1748.00
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas CH
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Probate – N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – no
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – no
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.











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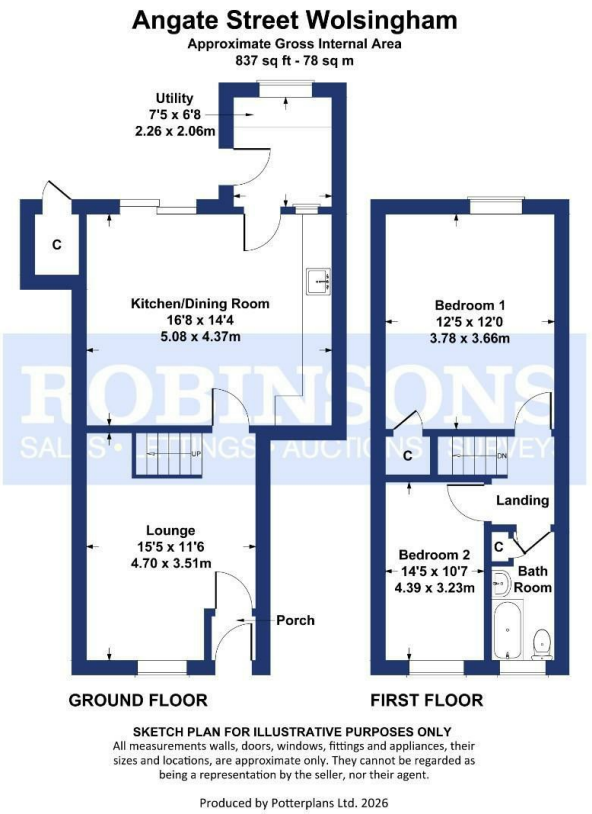
Surveys and EPCs

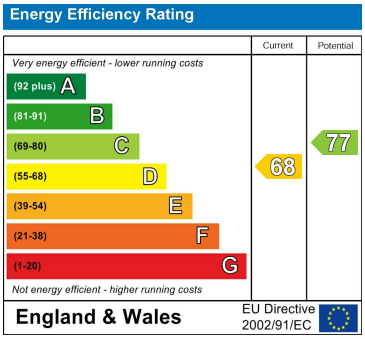
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T: 0191 383 9994 (option1) (Lettings)
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.