

Rushmoor, Spennymoor, DL16 6NX
2 Bed - House - Mid Terrace
£105,000

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Robinsons are delighted to present this charming two-bedroom terraced house, situated in a sought-after residential development and offered to the market with no onward chain. Perfectly positioned for easy access to local amenities, this property is ideal for a range of buyers, from first-time homeowners to small families. The home benefits from uPVC double glazing and gas central heating, ensuring comfort and energy efficiency.

The accommodation briefly comprises an entrance hall, a spacious lounge, and a modern open-plan kitchen/breakfast room equipped with integrated cooking facilities, flowing seamlessly into a bright conservatory. Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom. Externally, the property features two allocated parking spaces, while the rear offers a low-maintenance garden, perfect for relaxation or entertaining.

In further detail, the accommodation includes:

EPC Rating D
Council Tax Band A

Entrance Hall

Radiator, stairs to first floor.

Lounge

13'6 x 9'7 max points (4.11m x 2.92m max points)
UPVC window, radiator, electric fire and surround.

Kitchen/Diner

12'9 x 8'6 (3.89m x 2.59m)
White wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, tiled splashbacks.

Conservatory

9'1 x 8'5 (2.77m x 2.57m)
French doors leading to rear.

Landing

Loft access.

Bedroom One

12'4 x 10'9 (3.76m x 3.28m)
UPVC window, radiator, storage cupboard.

Bedroom Two

11'3 x 6'4 (3.43m x 1.93m)
UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, tiled flooring and splashbacks, uPVC window, radiator.

Externally

To the front elevation is a good sized driveway. While to the rear there is an easy to maintain garden/patio.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal:
Tenure: Freehold
Council Tax: Durham County Council, Band: A approx. £1,703.96 pa
Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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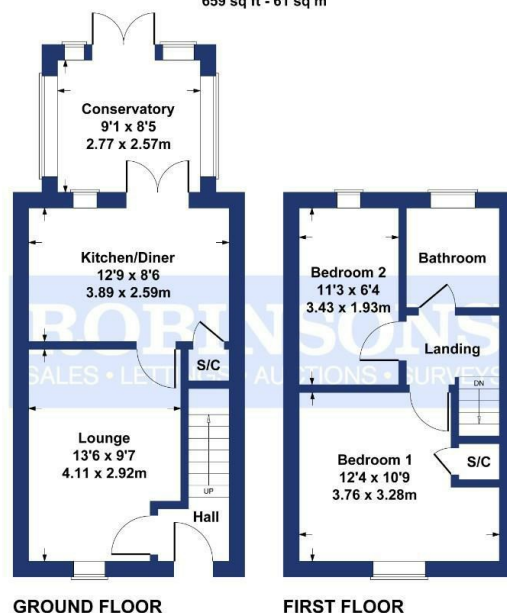
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rushmoor
Approximate Gross Internal Area
659 sq ft - 61 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91 kWh/m²/yr A			
91-81 kWh/m²/yr B			
81-65 kWh/m²/yr C			
65-55 kWh/m²/yr D			
55-48 kWh/m²/yr E			
48-39 kWh/m²/yr F			
39-31 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-81 g/kWh A			
81-65 g/kWh B			
65-55 g/kWh C			
55-48 g/kWh D			
48-39 g/kWh E			
39-31 g/kWh F			
31-26 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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