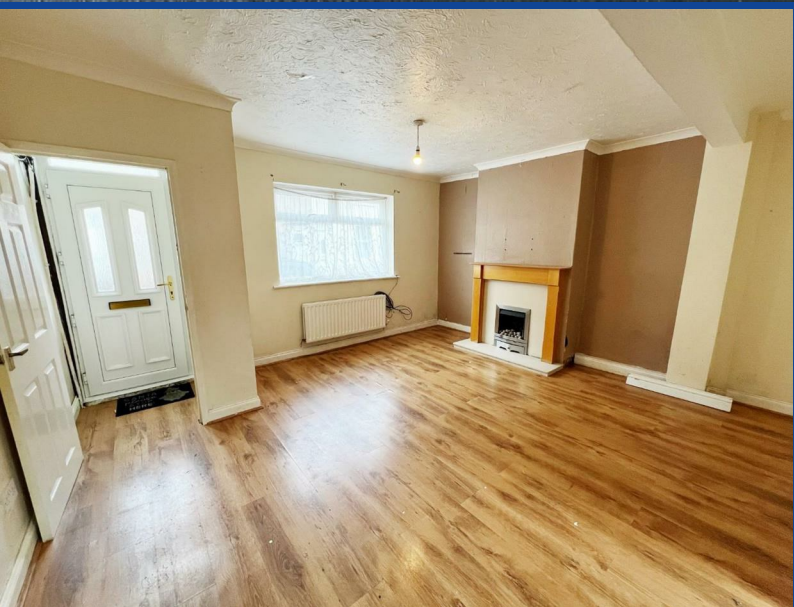




Craddock Street, Spennymoor, DL16 7SZ
3 Bed - House - Mid Terrace
Offers Over £49,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market for sale this spacious TWO BEDROOM MID-TERRACE HOUSE. The property is located within easy walking distance of Spennymoor Town Centre providing a range of local amenities and leisure facilities. Local schools and bus routes are also close by. In our opinion the property would be ideal for an ideal investment opportunity. The property enjoys the benefit of modern kitchen, upgraded bathroom, GAS CENTRAL HEATING and DOUBLE GLAZING.

In brief the property comprises of; entrance vestibule, lounge, fitted kitchen/ dining room, ground floor family bathroom to the first floor is three good sized bedrooms. Externally to the rear is an easy to maintain yard.

EPC Rating C
Council Tax Band A

Vestibule

Access to lounge

Lounge

15'5 x 13'5 (4.70m x 4.09m)

Upvc window, radiator.

Kitchen / Diner

12'1 x 9'5 (3.68m x 2.87m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, tiled splash back stainless steel sink with mixer tap and drainer, radiator, Upvc window, space for small dining room table.

Rear lobby

Access to rear, access to bathroom and stairs to the first floor.

Bathroom

White panelled bath, wash hand basin, W/C, tiled splash backs, Upvc window, radiator.

Bedroom One

12'2 x 12 (3.71m x 3.66m)

Upvc window and radiator.

Bedroom Two

10'9 x 7'9 (3.28m x 2.36m)

Upvc window and radiator.

Bedroom Three

7'1 x 7'5 (2.16m x 2.26m)

Upvc Window, radiator.

Externally

To the rear is an enclosed yard.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £ 1,703.96 p.a

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 unknown if metered.

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – EE O2 Three Vodafone

Estimated Broadband Download speeds – Ultra-fast 10000Mbps *

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 – Yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk website – Very Low

Coastal Erosion – NA

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

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Surveys and EPCs

Property Auctions

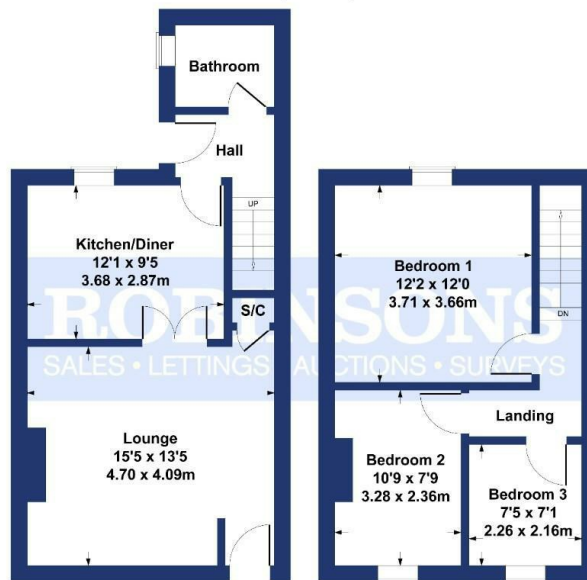
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Craddock Street

Approximate Gross Internal Area
768 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
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		
		88
	70	
England & Wales EU Directive 2002/91/EC		

DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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E: info@robinsonsspennymoor.co.uk

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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