

Baff Street, Spennymoor, DL16 7TZ
2 Bed - House - Terraced
£45,000

ROBINSONS
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Public Notice

38 Baff Street, Spennymoor, Co Durham DL16 7TZ

We are acting in the sale of the above property and have received an offer of £46,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC rating - C

Robinsons are pleased to offer to the market this TWO BEDROOM MID TERRACED HOUSE which is offered to the market with no onward chain. The property is also conveniently located and lies approximately a five minute walk from Spennymoor Town Centre, local shops, schools and amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. This lovely home would prove an ideal purchase for the FIRST TIME BUYER or PROPERTY INVESTOR.

The property briefly comprises of ENTRANCE Hallway, Lounge, separate dining room, fitted kitchen and ground floor bathroom. While to the first floor there is two good sized bedrooms. Externally the property has a REAR YARD. In more detail the accommodation comprises of;

EPC Rating C
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

11'7 x 11'4 max points (3.53m x 3.45m max points)
UPVC window, radiator.

Dining Room

15'1 x 12'0 x max points (4.60m x 3.66m x max points)
UPVC window, radiator.

Kitchen

11'6 x 6'5 (3.51m x 1.96m)

Wall and base units, stainless steel sink with mixer tap, gas cooker point, plumbed for washing machine, breakfast bar, uPVC window, radiator, storage cupboard, tiled flooring,

Inner Hall

Space for fridge freezer, tiled flooring.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, fully tiled, uPVC window, chrome towel radiator.

Landing

UPVC window, radiator, loft access.

Bedroom One

15'5 x 11'4 max points (4.70m x 3.45m max points)
UPVC window, radiator,

Bedroom Two

15'2 x 9'4 (4.62m x 2.84m)
UPVC window, radiator, airing cupboard, storage cupboard.

Externally

To the rear there is a good sized enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

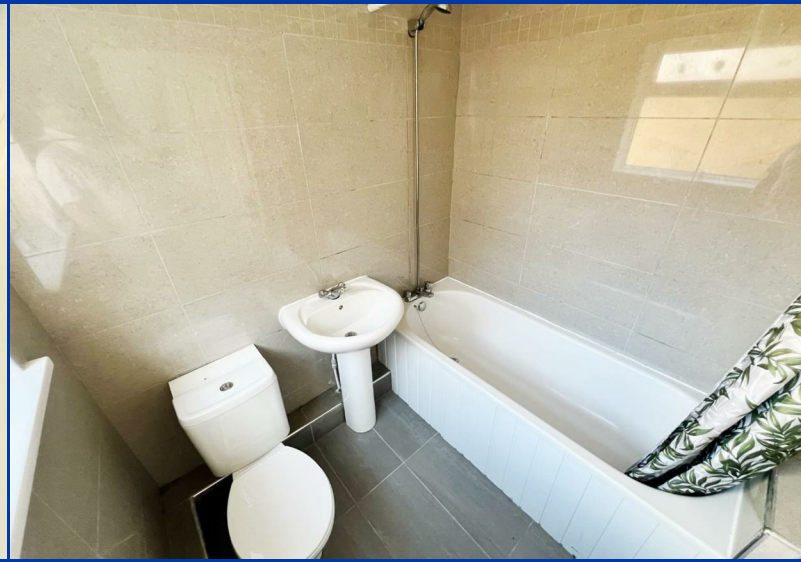
Mobile Signal/Coverage:

Tenure: Freehold

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

Energy Rating: C

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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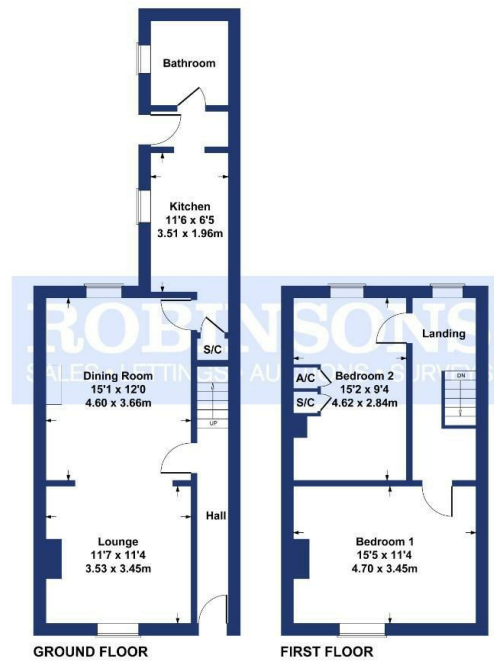
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Baff Street
Approximate Gross Internal Area
959 sq ft - 89 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. 2025

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not energy efficient - higher running costs | | | |
| | | 69 | 86 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |

England & Wales EU Directive 2002/91/EC

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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.



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