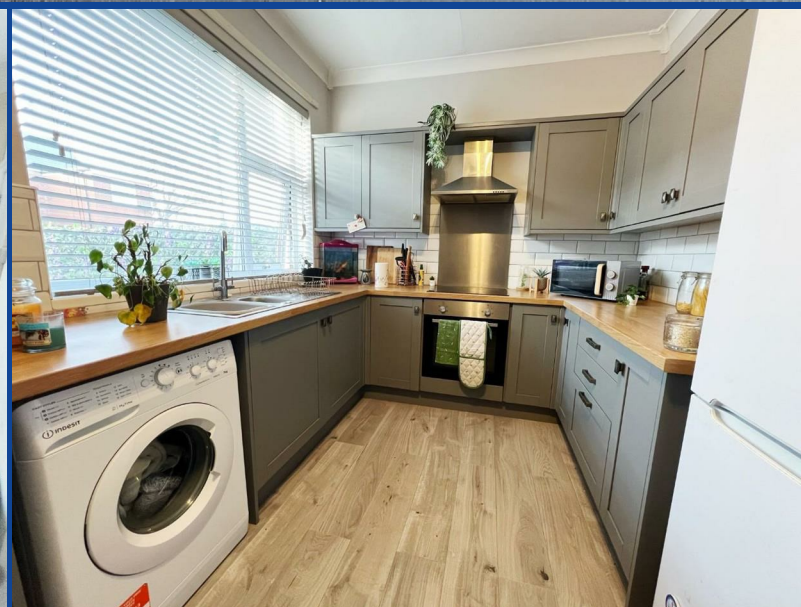
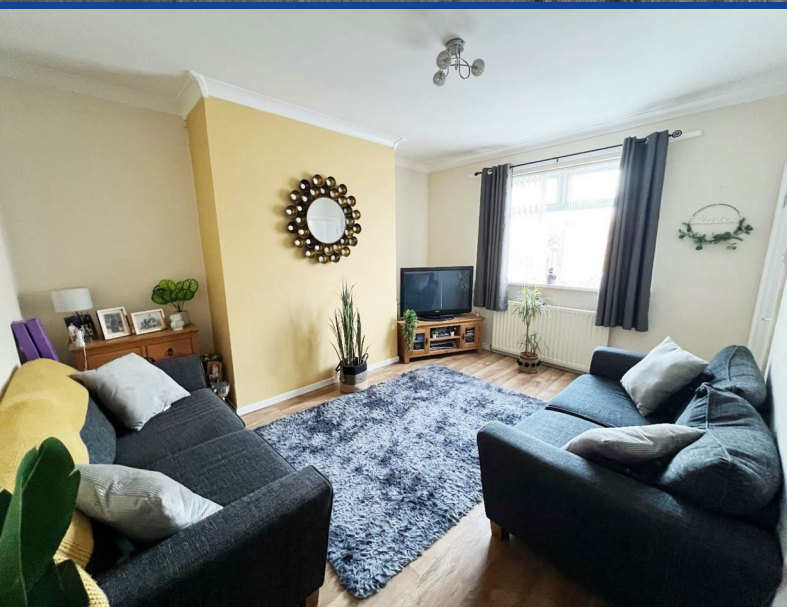




Wear Street, Spennymoor, DL16 7UA
2 Bed - House - End Terrace
£77,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to welcome to the market this beautifully presented two bedroom end terraced home on Wear Street, Spennymoor—an ideal purchase for first time buyers or savvy property investors.

Situated in a highly convenient location, the property is just a short five minute walk from Spennymoor Town Centre, offering easy access to a wide range of local shops, schools, and everyday amenities. Excellent transport links make commuting simple, with the A1 and A19 close by, providing straightforward travel to Durham City, Darlington, and Teesside.

Upon entering, you are greeted by an inviting entrance hall leading into a spacious lounge, perfect for unwinding or entertaining guests. The home then flows into a recently fitted, modern kitchen/dining room, combining contemporary style with practical functionality. A beautifully updated family bathroom completes the ground floor.

To the first floor, the property boasts two generously proportioned bedrooms, offering ample room for residents, guests, or home working. Externally, the rear of the home features a good sized enclosed yard, ideal for outdoor dining, relaxing, or small pets, along with a useful brick built store for extra storage.

Blending comfort, convenience, and modern living, this fantastic home is truly a must see for anyone looking to settle in Spennymoor. Do not miss out on the chance to make it yours.

EPC Rating: C
Council Tax Band: A

Hallway

Staircase to first floor

Lounge

15'1 x 14'4 (4.60m x 4.37m)

Wood effect flooring, radiator, upvc window and storage cupboard

Kitchen/Diner

15'0 x 8'5

Stunning wall & base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge freezer, breakfast bar, upvc window stylish flooring and radiator

Inner Hall

Access to rear and bathroom

Bathroom

Large bath with tile surround, wash hand basin, w/c, shower, upvc window, radiator, spot lights and extractor fan

Landing

Access to bedrooms

Bedroom One

14'1 x 10'6 (4.29m x 3.20m)

Fitted wardrobes, storage cupboard, upvc window and radiator

Bedroom Two

15'1 x 8'5 (4.60m x 2.57m)

Upvc window and radiator

Externally

To the rear is a good sized enclosed yard which includes a decked area and artificial grass

Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

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 – Yes

Probate –NA

Rights & Easements – None known

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 – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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

Conveyancing

Surveys and EPCs

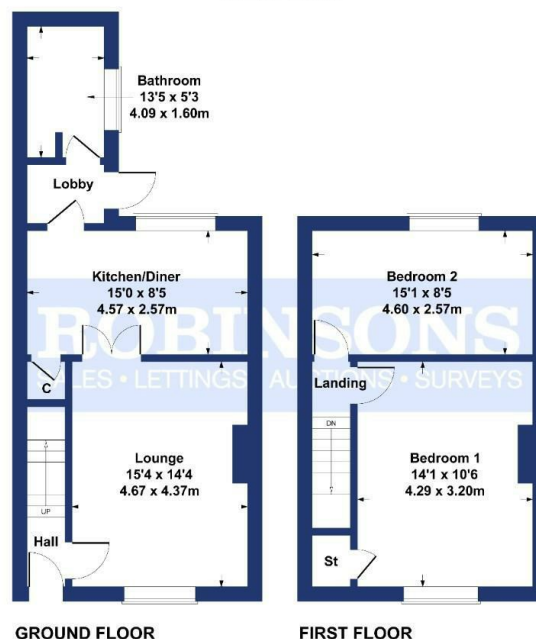
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wear Street
Approximate Gross Internal Area
801 sq ft - 74 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		
	69	79
England & Wales	EU Directive 2002/91/EC	

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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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