Upper Church Street, Spennymoor, DL16 6HS

2 Bed - House - Terraced

£59,950

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Robinsons are delighted to offer to the market with no onward chain, this well presented two bedroom Mid-terraced property which is offered to the market with no onward chain. The property is positioned pleasantly within the highly sought after location of Upper Church Street and is ideally located for local shops schools and amenities which lie approximately 1 mile away and ideally placed for the commuter travelling to Durham City, Darlington and Teesside. The A1 and A19 are within close proximity, providing good transport links to other parts of the region. The property has an endless amount of benefits and some of its key features are; spacious lounge, large kitchen / diner, Two double bedrooms, easy to maintain yard to rear. Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance lounge, open plan kitchen/diner. To the first floor is two good sized bedrooms and family bathroom. Externally to the rear is a yard with useful brick store.

EPC Rating D
Council Tax Band A

Lounge
42'7'"29'6" x 32'9";26'2" (13'9 x 10;8)
UPVC Window, Radiator

Kitchen/Dinner
45'11'"6'6" x 42'7'"29'6" (14'2 x 13'9)
Wall and base units, integrated oven and hob, Extractor fan, plumbed for washing machine, Tiles splash backs, stainless steel sink unit with mixer tap and drainer, Space for dinning room table, UPVC window, stairs to 1st floor.

Landing
With loft access

Bathroom
White panel bath with shower over, wash hand basin, w/c, UPVC window, radiator

Bedroom One
13'8 x 10'9 (4.17m x 3.28m)
UPVC window Radiator, Storage cupboard

Bedroom Two
12'3 x 7'4 (3.73m x 2.24m)
UPVC window, radiator, storage cupboard

Externally
To the rear is an enclosed yard and useful brick store.

Agents Notes
Council Tax: Durham County Council, Band A £tbc PA Approx.
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 – no
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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.

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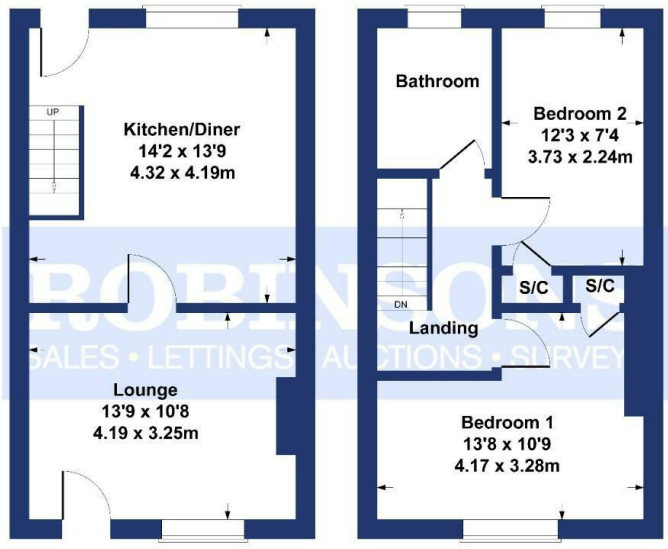
Strategic Marketing Plan

Dedicated Property Manager

Upper Church Street

Approximate Gross Internal Area
697 sq ft - 65 sq m

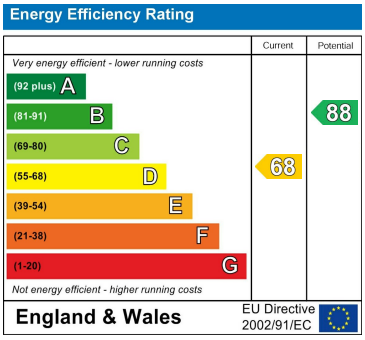


GROUND FLOOR FIRST FLOOR

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



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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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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