



**St. Andrews Road, DL16 6NG**  
**2 Bed - House - End Terrace**  
**£92,500**

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Offered to the sales market with the benefit of no forward chain, is this well presented two bedroom end terrace house with off road parking available. The house is warmed by a newly fitted (2024) gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge, kitchen/dining room which is fitted with a range of wall, base and drawer units with space for appliances and dining table.

To the first floor there are two spacious bedrooms, both having built in wardrobes, family bathroom with three piece suite with shower over the bath.

The property benefits from off road parking and garden.

The house is conveniently positioned being just a short walk away from Asda and Spennymoor town centre which has a wide range of shopping amenities, leisure facilities, healthcare facilities, restaurants and cafes, bus links and schooling.

Contact Robinsons for further information and to arrange an internal viewing.

EPC Rating tbc  
Council Tax Band A

#### **Entrance Vestibule**

**Lounge**  
12'5 x 12'4 (3.78m x 3.76m)

**Kitchen/Dining Room**  
9'1 x 15'8 (2.77m x 4.78m )

#### **Landing**

**Bedroom One**  
10'3 x 10'6 (3.12m x 3.20m)

**Bedroom Two**  
12'4 x 9 (3.76m x 2.74m )

#### **Bathroom**

#### **Externally**

#### **Agent Notes**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband:  
Mobile Signal/Coverage:

Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,627.87p.a  
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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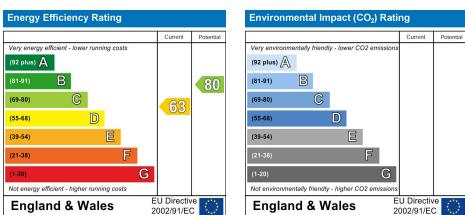
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