

Duncombe Close, Spennymoor, DL16 7LQ
2 Bed - Bungalow - Semi Detached
Starting Bid £150,000

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Auction Ends on 18th August 2025 at 3pm

FOR SALE BY MODERN METHOD OF AUCTION

Starting Bid £150,000

A rare opportunity to acquire this stunning and ultra modern TWO BEDROOM SEMI DETACHED BUNGALOW situated in this sought after location and tucked away within in Duncombe Close, just off Whitworth Lane, the property occupies a stunning plot which is extremely private and this beautiful bungalow is close to all local shops, schools and amenities and Spennymoor Town Centre is about ½ mile away. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. This one of kind bungalow has a endless amount of benefits and some of its key features are ample living space, two good sized bedrooms, modern kitchen, well presented bathroom, off road parking, private garden, garage, UPVC double glazing and gas central heating.

In brief the property comprise of entrance, hallway, spacious lounge with multi fuel stove, modern white fitted kitchen/dining room, two well proportioned bedrooms and family bathroom. Externally to the front elevation is a easy to maintain garden, good sized block paved driveway and garage, while to the rear there is a large and easy to maintain private garden, which would be a sunny haven in the summer months. Early viewing is advised to avoid any disappointment.

EPC Rating E
Council Tax Band B

Hallway

Radiator, wood effect flooring, storage cupboard, loft access.

Lounge

16'0 x 15'1 max points (4.88m x 4.60m max points)
Wood effect flooring, uPVC window, multi fuel stove.

Conservatory

11'6 x 11'8 (3.51m x 3.56m)
UPVC window, radiator, tiled flooring, french doors leading to the rear.

Kitchen/Diner

18'5 x 7'9 (5.61m x 2.36m)
Modern wall and base units, integrated oven, hob, extractor fan, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, two uPVC bay windows, radiator, space for dining room table, spotlights, uPVC window, space for fridge freezer.

Utility Room

6'9 x 5'7 (2.06m x 1.70m)
Plumbed for washing machine space for dryer, uPVC window, access to side of property.

Bedroom One

12'4 x 10'2 (3.76m x 3.10m)
UPVC window, radiator, wood effect flooring.

Bedroom Two

8'9 x 6'0 (2.67m x 1.83m)
UPVC window, radiator, wood effect flooring.

Bathroom

5'7 x 5'2 (1.70m x 1.57m)
White panelled bath with shower over, wash hand basin, W/C, uPVC window, chrome towel radiator.

Externally

To the front elevation is a good sized garden and block paved driveway which leads to a garage. While to the rear there is a lovely enclosed garden and patio area.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 1000Mbps *
Mobile Signal/Coverage: Average EE/O2/Three
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,899.20 p.a
Energy Rating: E

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.

Auction Terms

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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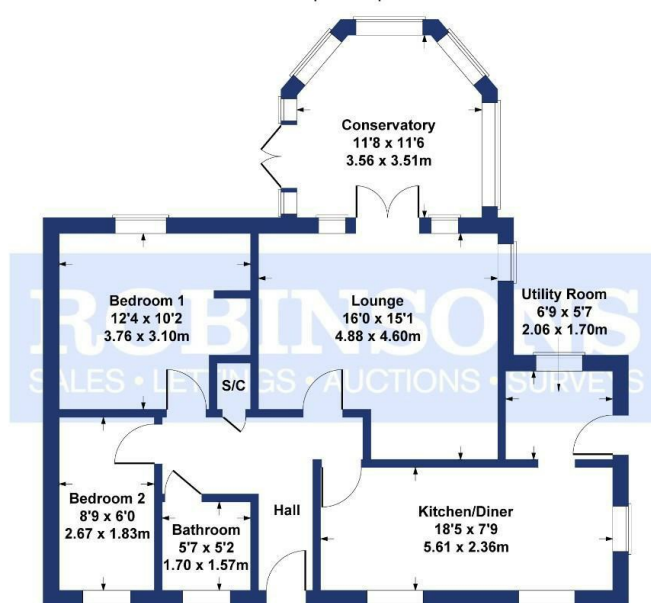
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Duncombe Close
Approximate Gross Internal Area
857 sq ft - 80 sq m



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
	84
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
	84
England & Wales	

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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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