



Marmaduke Street, Spennymoor, DL16 6DN
2 Bed - House - Semi-Detached
Starting Bid £67,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

For sale by modern auction, starting price £67,500 plus reservation fee.

Robinsons are pleased to offer for sale an OUTSTANDING TWO BEDROOM SEMI DETACHED HOUSE, which stands on an extensive plot with the benefit of large enclosed gardens, recent rewire, new heating system, making this lovely property a perfect first time buyer property. Marmaduke Street is located in a popular residential area close to Spennymoor Town Centre, where there are an excellent range of shopping and leisure facilities. The property is also ideal for the commuter being close to the A1 and A19, which provides good road links to other parts of the region. Presented in immaculate and decorative order throughout with the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. The current vendors have carried out many excellent improvements and an internal inspection is highly recommended to appreciate the property fully. A particular feature of the property is large rear garden and stylish kitchen and bathroom.

In brief the property comprises of; entrance vestibule, large lounge with feature uPVC window, open plan kitchen / Dining room. To the first floor is a landing area which gives access to two good sized bedrooms and lovely family bathroom. Externally to the front elevation, the property has the added bonus of a well presented forecourt. While to the rear there is a large and enclosed garden and patio area. EARLY VIEWING IS ADVISED TO AVOID ANY DISSAPOINTMENT.

EPC Rating TBC
Council Tax Band A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price

* Reservation Fees Applicable * The Modern Method of Auction

Hallway

Radiator, access to lounge.

Lounge

14'9 x 14'6 (4.50m x 4.42m)

UPVC bay window, radiator, storage cupboard, quality flooring.

Kitchen/Dining Room

16'6 x 9'4 (5.03m x 2.84m)

New wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer and dining room table, tiled splashbacks, uPVC window, radiator, new flooring.

Landing

Loft access, new flooring.

Bedroom One

14'9 x 14'7 max points (4.50m x 4.45m max points)

UPVC window, radiator, new flooring.

Bedroom Two

9'5 x 7'8 (2.87m x 2.34m)

UPVC window, radiator, new flooring.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, uPVC window, radiator.

Externally

To the front elevation is an easy to maintain forecourt. While to the rear, there is a good sized garden and a hard standing patio area.

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 - Approx. £p.a

Energy Rating:

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/Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

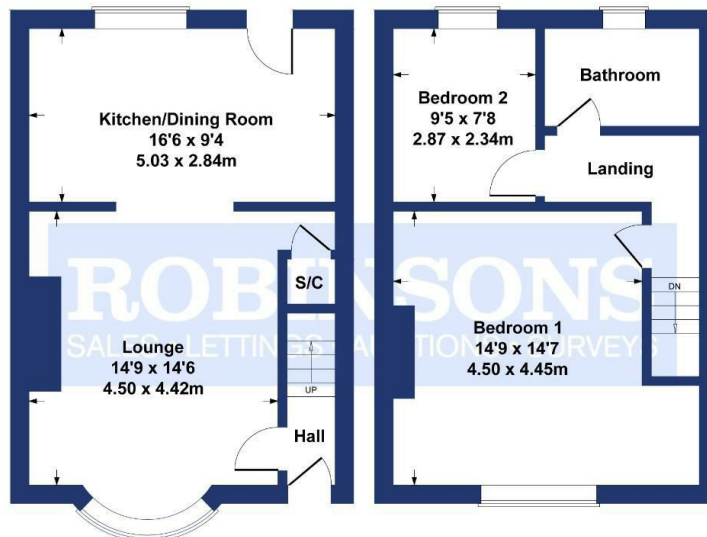
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Marmaduke Street

Approximate Gross Internal Area
820 sq ft - 76 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		
105-91	B		
85-95	C		
65-84	D		
45-64	E		
25-44	F		
5-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
85-80	C		
65-64	D		
45-54	E		
25-34	F		
5-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@wynyardfineandcountry.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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk