



Front Street, Tudhoe Colliery, DL16 6TG
2 Bed - House - Mid Terrace
£85,000

ROBINSONS
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Front Street Tudhoe Colliery, DL16 6TG

* NO FORWARD CHAIN * TWO DOUBLE BEDROOMS * VIEWING HIGHLY RECOMMENDED *

Robinsons are delighted to offer to the sales market this two double bedroom house, located on Tudhoe Colliery front street, ideally positioned for commuting to Durham or Spennymoor town centre. The house is a generous size throughout with two double bedrooms, kitchen/dining room and front garden and enclosed yard.

The property is warmed by a gas back boiler and has double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge, kitchen/dining room with ample space for appliances and dining table. Rear hallway with door to the yard, bathroom with three piece suite.

To the first floor there are two double bedrooms, the front bedroom having a useful over stairs storage cupboard, while the rear bedroom may have potential to be split into two bedrooms (with the correct planning and consent).

Outside there is a lawned garden to the front. At the rear there is an enclosed yard with brick storage shed.

The property is conveniently located for those buyers looking for easy commuting links to Durham City Centre and Spennymoor and is close to schooling and amenities.

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











Entrance Vestibule

Lounge

Kitchen/Dining Room

Bathroom

Bedroom One

Bedroom Two

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,703.96 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.

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Approximate Gross Internal Area
900 sq ft - 84 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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

