

**Wear Street, DL16 7UA**  
**2 Bed - House - Terraced**  
**Asking Price £59,950**

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Robinsons are pleased to present this two-bedroom mid-terraced house located on Wear Street in the heart of Spennymoor. This property represents a fantastic opportunity for first-time buyers or savvy property investors seeking a well-positioned home.

The house is conveniently situated just a five-minute stroll from Spennymoor Town Centre, where you will discover a delightful array of local shops, schools, and essential amenities. For those who commute, the property boasts excellent transport links, with easy access to Durham City, Darlington, and Teesside. The nearby A1 and A19 roads ensure that you can travel to other parts of the region with ease.

Upon entering the property, you are welcomed by a vestibule that leads into a spacious lounge, perfect for relaxation. Adjacent to the lounge is a separate dining room, ideal for entertaining guests or enjoying family meals. The kitchen is functional and well-equipped, while the ground floor bathroom adds to the convenience of the layout.

Moving to the first floor, you will find two generously sized bedrooms, both featuring fitted wardrobes for ample storage. The master bedroom further benefits from an ensuite, providing a private space for your comfort.

Externally, the property boasts an easy-to-maintain rear yard, offering a pleasant outdoor area without the burden of extensive upkeep. Given the appealing features and prime location of this home, early viewing is highly recommended to avoid disappointment. This property is a wonderful opportunity to secure a lovely home in a vibrant community.

EPC rating D  
Council Tax Band A

**Vestibule**  
Access to dining room.

**Lounge**  
14'8 x 11'6 max points (4.47m x 3.51m max points )  
electric fire and surround, radiator, window.

**Dining Room**  
16'4 x 11'8 max points (4.98m x 3.56m max points )  
Window, radiator, stairs to first floor

**Kitchen**  
11'1 x 7'1 (3.38m x 2.16m )  
White wall and base units, integrated oven hob, extractor fan, plumbed for washing machine, sink with mixer tap and drainer, tiled splash backs and tiled flooring and window.

**Bathroom**  
8'6 x 7'0 (2.59m x 2.13m )  
Corner bath with shower over, wash hand basin, w/c, tiled splash backs and flooring, radiator, Upvc window

**Landing**  
Window

**Bedroom One**  
14'1 x 9'3 + robes (4.29m x 2.82m + robes )  
Window, radiator and fitted wardrobes.

**Ensuite**  
Shower cubicle, wash hand basin, w/c, airing cupboard, tiled splash backs.

### Bedroom Two

11'0 x 10'1 + robes (3.35m x 3.07m + robes )  
Window, radiator and fitted wardrobes.

### Externally

To the rear is a easy to maintain yard.

### Agents notes

Council Tax: Durham County Council, Band A - Approx. £ 1,703.96 p.a  
Tenure: Freehold

### Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains unknown if metered.

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – EE O2 Three Vodafone

Estimated Broadband Download speeds – Ultra-fast 10000Mbps \*

**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 – Yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk website – Very Low

Coastal Erosion – NA

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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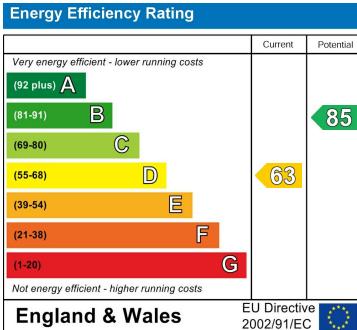
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