

**St. Davids Close, Spennymoor, DL16 6TA**  
**2 Bed - House - Mid Terrace**  
**Starting Bid £67,500**

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Auction ends 16-01-2026 at 14:00 hrs

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

Nestled in the charming area of St. Davids Close, Spennymoor, this delightful mid terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable buy to let property. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

With two well-proportioned bedrooms, this home offers ample space for relaxation and rest. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for small families or couples. The bathroom is conveniently located, ensuring ease of access for all residents.

The mid terrace position provides added privacy and a sense of space, while the surrounding area is known for its friendly community atmosphere. Spennymoor itself offers a range of local amenities, including shops, schools, and parks, making it a practical choice for everyday living.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this home in St. Davids Close is certainly worth considering. Do not miss the chance to view this charming residence and envision the possibilities it holds for you.

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

#### Auction Terms and 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 £349.00 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

#### Hallway

Radiator, stairs to first floor.

#### Lounge

19'2 x 10'3 (5.84m x 3.12m)

Radiator, large duel aspect sliding doors to front and rear.

#### Kitchen/Diner

12'2 x 9'7 (3.71m x 2.92m )

Wall and base units, stainless steel sink with mixer tap plumbed for washing machine, space for fridge freezer, integrated oven, hob and extractor fan.

#### Family Room

19'1 x 8'8 (5.82m x 2.64m)

UPVC windows, radiator.

#### Landing

Airing cupboard, loft access.

#### Bedroom One

14'9 x 10'5 max points (4.50m x 3.18m max points)

Fitted wardrobes, duel aspect uPVC windows, radiator.

#### Bedroom Two

11'8 x 9'2 max points (3.56m x 2.79m max points)

UPVC window, radiator, fitted wardrobes.

#### Shower Room

Shower cubicle, wash hand basin, W/C, tiled splashbacks, radiator, uPVC window.

#### Externally

To the front elevation is an easy to maintain garden and block paved driveway. While to the rear, there is a good sized enclosed garden and patio

#### 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: 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.

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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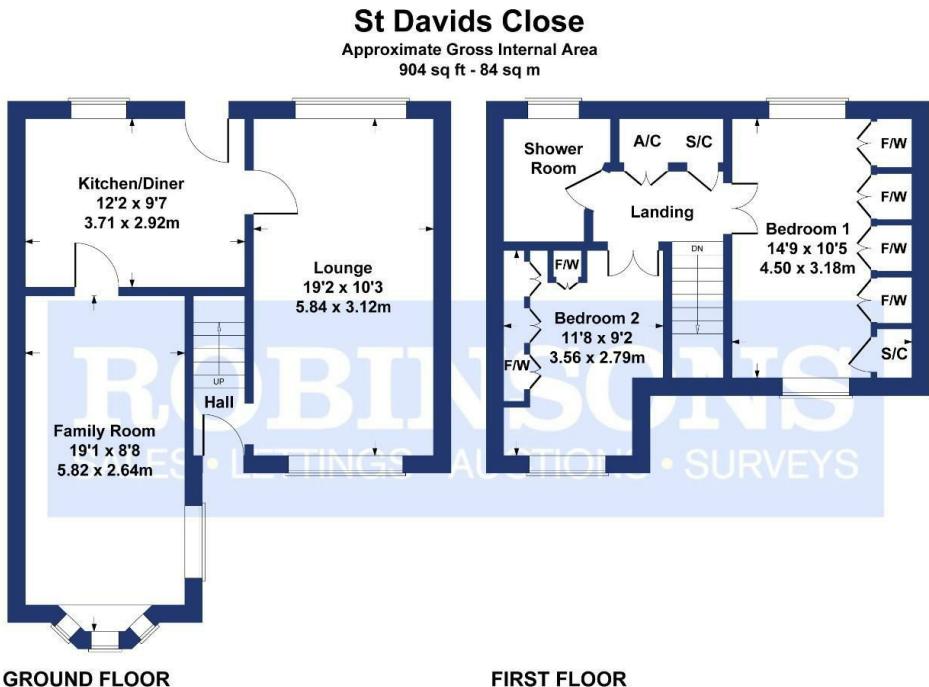
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

**T:** 01388 458111

**E:** info@robinsonsbishop.co.uk

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Royal Corner

DL15 9UA

**T:** 01388 763477

**E:** info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

**T:** 01388 420444

**E:** info@robinsonsspennymoor.co.uk

## SEDGEFIELD

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

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