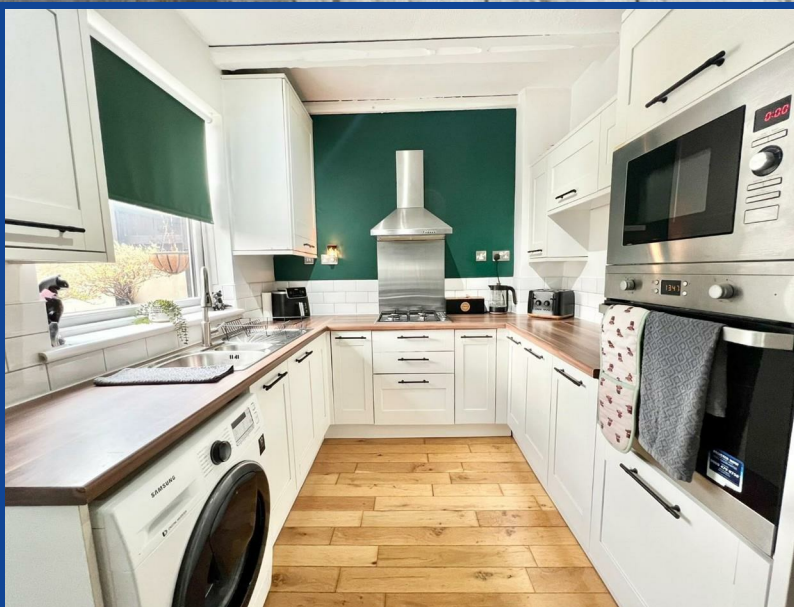




Albion Street, Middlestone Moor, DL16 7AP
2 Bed - House - Terraced
£75,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are pleased to offer to the market this fantastic opportunity to purchase a beautifully presented two-bedroom mid-terrace home, ideally situated on the outskirts of Spennymoor. Enjoying an attractive position with open views across playing fields to the front and no direct overlooking properties, this property offers an excellent combination of comfort, convenience and value.

Albion Street is perfectly placed within walking distance of local amenities, schools, bus routes and Spennymoor town centre, which provides a wider range of shopping, leisure and recreational facilities. The property is sure to appeal to a variety of buyers, including first-time purchasers, downsizers and investors alike.

The accommodation benefits from UPVC double glazing and gas central heating throughout and briefly comprises an entrance hallway, a spacious and welcoming lounge, and a modern fitted kitchen featuring a range of integrated appliances. To the first floor are two well-proportioned bedrooms, with the principal bedroom enjoying a pleasant outlook over the open playing fields. Completing the accommodation is a stunning and contemporary family bathroom. Externally, the property boasts an enclosed rear yard providing a private outdoor space that is easy to maintain. Offering well-presented accommodation in a convenient and popular location, early viewing is highly recommended.

EPC Rating: TBC
Council Tax Band: A

Hallway

Tiled flooring, staircase to first floor

Lounge

14'8 x 14'2 (4.47m x 4.32m)

Upvc window, radiator, quality flooring, storage cupboard

Kitchen/Diner

14'8 x 8'2 (4.47m x 2.49m)

Modern wall & base units, integrated oven, hob, extractor fan, microwave, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge freezer, tiled splash backs, quality flooring and radiator

Landing

Loft access

Bedroom One

14'8 x 14'2 (4.47m x 4.32m)

Upvc window, radiator, quality flooring

Bedroom Two

8'2 x 8'2 (2.49m x 2.49m)

Upvc window, radiator, quality flooring

Bathroom

White panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, upvc window, tiled flooring, spotlights, extractor fan, and tiled splash backs

Externally

To the rear is an enclosed yard with useful shed

Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Estate Management Charge – NA

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 (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

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 – NA

Probate – n/a

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

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 – NA

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 £35 + VAT (£42 including VAT) per individual purchaser applies for carrying out these checks.



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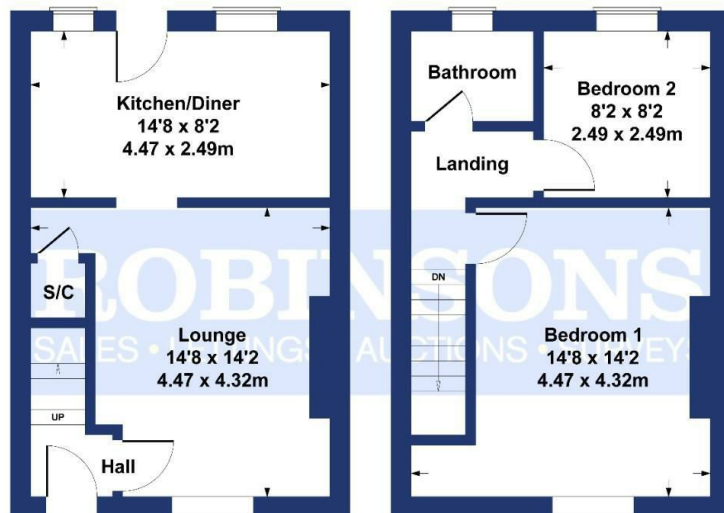
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Albion Street

Approximate Gross Internal Area
670 sq ft - 62 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. 2026

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		

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WYNYARD

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E: info@robinsonswynyrd.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.



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