



Wear Street, Spennymoor, DL16 7UA
3 Bed - House - Terraced
£72,500

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Robinsons are delighted to present this charming three-bedroom mid-terraced house located on Wear Street in Spennymoor. Offered to the market with no onward chain, this property is an excellent opportunity for first-time buyers or property investors alike.

Conveniently situated, the home is just a five-minute walk from Spennymoor Town Centre, where you will find a variety of local shops, schools, and essential amenities. For those commuting, the property is ideally placed for easy access to Durham City, Darlington, and Teesside, with the A1 and A19 nearby, ensuring good road links to other parts of the region.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a large lounge, perfect for relaxation and entertaining. Adjacent to the lounge is a separate dining room, providing a delightful space for family meals or gatherings. The recently fitted modern kitchen is a highlight of the home, offering both style and functionality.

On the first floor, you will find three generously sized bedrooms, providing ample space for family or guests. The newly updated family bathroom adds to the appeal of this lovely home. To the rear, there is a good-sized enclosed yard, ideal for outdoor activities or simply enjoying the fresh air, along with a useful brick store for additional storage.

This property combines comfort, convenience, and modern living, making it a must-see for anyone looking to settle in Spennymoor. Don't miss the chance to make this delightful house your new home.

EPC Rating TBC
Council Tax Band A

Hallway

Radiator, new flooring.

Dining Room

11'8 x 11'6 (3.56m x 3.51m)

New flooring, radiator.

Lounge

12'0 x 11'8 (3.66m x 3.56m)

New flooring, radiator.

Kitchen

11'9 x 6'8 (3.58m x 2.03m)

Modern wall and base units, integrated oven, hob , extractor fan, stainless steel sink with mixer tap and drainer, stylish wood effect worktops, new flooring, radiator, tiled splashbacks, storage cupboard, uPVC window, access to rear.

Landing

New flooring, uPVC window, airing cupboard.

Bedroom One

12'2 x 9'3 (3.71m x 2.82m)

UPVC window, radiator, new flooring.

Bedroom Two

11'5 x 8'0 (3.48m x 2.44m)

UPVC window, radiator, new flooring.

Bedroom Three

15'5 x 6'6 max points (4.70m x 1.98m max points)

UPVC window, radiator, new flooring.

Bathroom

6'9 x 6'9 (2.06m x 2.06m)

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

Externally

To the rear there is an enclosed yard and useful shed.

Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

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 – no

Probate –NA

Rights & Easements – None known

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 – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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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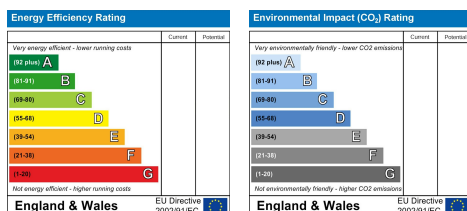
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