

Baff Street, Spennymoor, DL16 7TZ
3 Bed - House - Mid Terrace
£59,995

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Robinsons are pleased to offer to the market this THREE BEDROOM MID TERRACED HOUSE which is offered to the market in immaculate decorative order throughout. The property is also conveniently located and lies approximately a five minute walk from Spennymoor Town Centre, local shops, schools and amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. This lovely home would prove an ideal purchase for the FIRST TIME BUYER or PROPERTY INVESTOR. The property benefits from well presented fitted kitchen, large lounge, separate dining room, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING via a recently fitted combination boiler.

The property briefly comprises of ENTRANCE HALLWAY, LARGE LOUNGE with modern feature fire surround, separate DINING ROOM leading to a modern KITCHEN and BATHROOM with white suite. Whilst to the first floor THREE BEDROOMS, two of which are good sized doubles. Externally the property has a REAR YARD. In more detail the accommodation comprises of

EPC Rating D
Council Tax Band A

Entrance Vestibule

Access to the hall.

Entrance hall

Radiator, access to dining room, stairs to the first floor.

Lounge

11'9 x 12'7 max points (3.58m x 3.84m max points)
UPVC windows, radiator, quality flooring and surround.

Dining room

14'0 x 12'7 (4.27m x 3.84m)
Electric fire and surround, uPVC window, radiator.

Kitchen

11'9 x 6'9 (3.58m x 2.06m)
Stylish grey wall and base units, stainless steel sink withy mixer tap and drainer, uPVC windows, tiled flooring, storage cupboard plumbed for washer, space for dryer, space for under counter fridge freezer, smart worktop with matching splashbacks, radiator.

Landing

UPVC windows, loft access.

Bedroom One

14'1 x 9'8 max points (4.29m x 2.95m max points)
UPVC windows, radiator, airing cupboard.

Bedroom Two

11'9 x 9'4 max points (3.58m x 2.84m max points)
UPVC windows, radiator.

Bedroom Three

8'8 x 6'6 (2.64m x 1.98m)
UPVC window, radiator.

Ground Floor Bathroom

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

Externally

Enclosed yard to the rear.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Good/Average

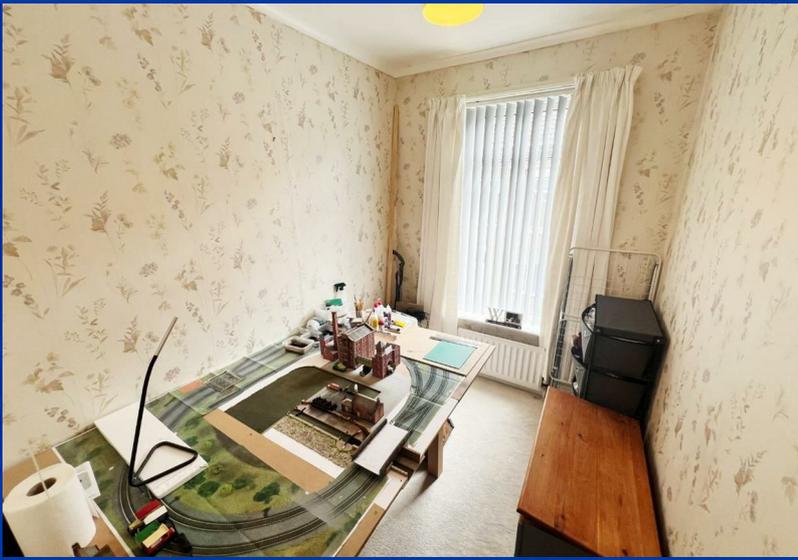
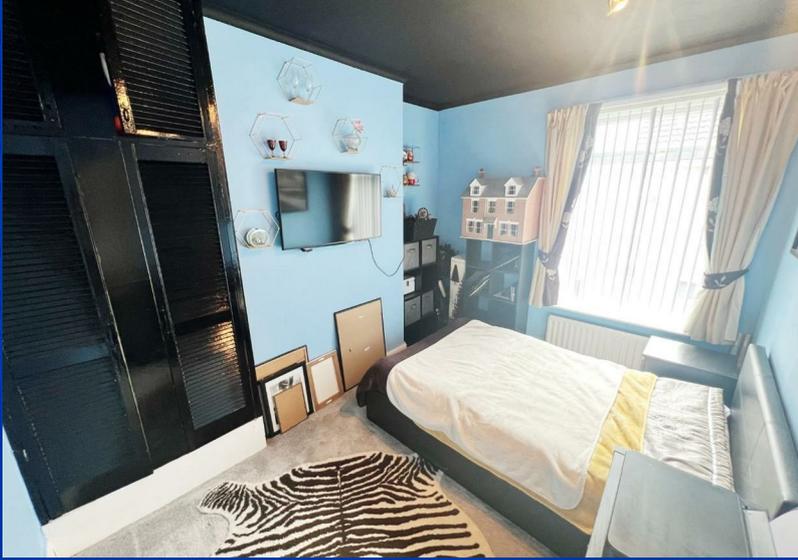
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: D

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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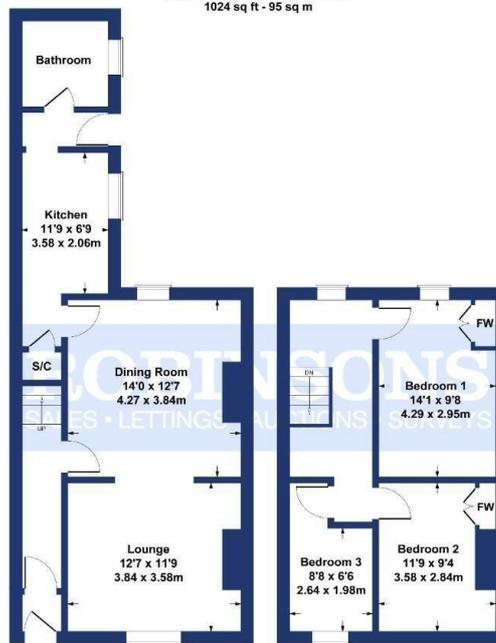
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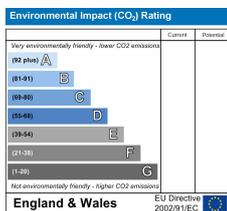
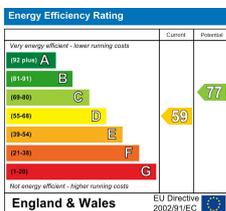
Baff Street
Approximate Gross Internal Area
1024 sq ft - 95 sq m



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. 2022



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