



Craddock Street, Spennymoor, DL16 7TA
2 Bed - House - Terraced
Starting Bid £35,000

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For sale by Modern Method of Auction: Starting Bid Price
£35,000 Plus Reservation Fee

We offer to the market for sale by AUCTION this spacious TWO BEDROOM MID TERRACE HOUSE. The property is located within easy walking distance of Spennymoor Town Centre providing a range of local amenities and leisure facilities. Local schools and bus routes are also close by. In our opinion the property would be ideal for an ideal investment opportunity. The property enjoys the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.

The floorplan briefly comprises of - ENTRANCE HALL leading to LOUNGE with granite feature fire surround and electric pebble stainless steel fire, double doors to separate DINING ROOM, staircase to FIRST FLOOR, attractive KITCHEN extension with a good range of units and built in cooking facilities. Whilst to the FIRST FLOOR, TWO WELL PROPORTIONED BEDROOMS both with built in wardrobes, attractive modern fitted BATHROOM. Externally, to the rear of the property there is a YARD.

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

EPC Rating D
Council Tax Band A

Hallway

Radiator, access to lounge.

Lounge

13'3 x 11'1 max points (4.04m x 3.38m max points)
UPVC window, radiator, electric fire and surround.

Dining Room

11'7 x 9'8 max points (3.53m x 2.95m max points)
UPVC window, radiator, storage cupboard.

Kitchen

7'2 x '8 (2.18m x '2.44m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine.

Landing

Loft access, storage cupboard.

Bedroom One

14'9 x 10'2 max points (4.50m x 3.10m max points)
UPVC window, radiator, fitted wardrobes.

Bedroom Two

13'2 x 8'2 max points (4.01m x 2.49m max points)
UPVC window, radiator, fitted wardrobes.

Bathroom

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

Externally

To the rear there is an enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.
£1,627.87 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.

Auction Terms/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 £300.00 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 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 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.



OUR SERVICES

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Craddock Street
Approximate Gross Internal Area
785 sq ft - 73 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		67	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

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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.

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