

Upper Church Street, Spennymoor, DL16
6HS
2 Bed - House - Terraced
£65,000

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Robinsons are delighted to offer to the market with no onward chain, this well presented two bedroom Mid-terraced property. The property is positioned pleasantly within the highly sought after location of Upper Church Street and is ideally located for local shops schools and amenities which lie approximately 1 mile away and ideally placed for the commuter travelling to Durham City, Darlington and Teesside. The A1 and A19 are within close proximity, providing good transport links to other parts of the region. The property has an endless amount of benefits and some of its key features are; spacious lounge, spacious kitchen and enclosed rear garden. Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance, spacious lounge, open plan kitchen/diner. To the first floor is two good sized bedrooms and family bathroom. Externally to the rear is a garden and patio which isn't directly over looked.

EPC Rating D
Council Tax Band A

Lounge

14'1 x 11'0 max points (4.29m x 3.35m max points)

Radiator, gas fire, uPVC window.

Kitchen

12'8 x 10'6 (3.86m x 3.20m)

Base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, gas cooker point, radiator, uPVC window, storage cupboard, space for fridge freezer, tiled splashbacks, space for dining room table.

Rear Passage

Radiator, stairs to the first floor and access to the rear.

Landing

Loft access.

Bedroom One

14'2 x 22'0 max points (4.32m x 6.71m max points)

Quality flooring, uPVC window, radiator, fitted wardrobes.

Bedroom Two

11'9 x 7'7 (3.58m x 2.31m)

UPVC window, radiator, quality flooring, pleasant outlook.

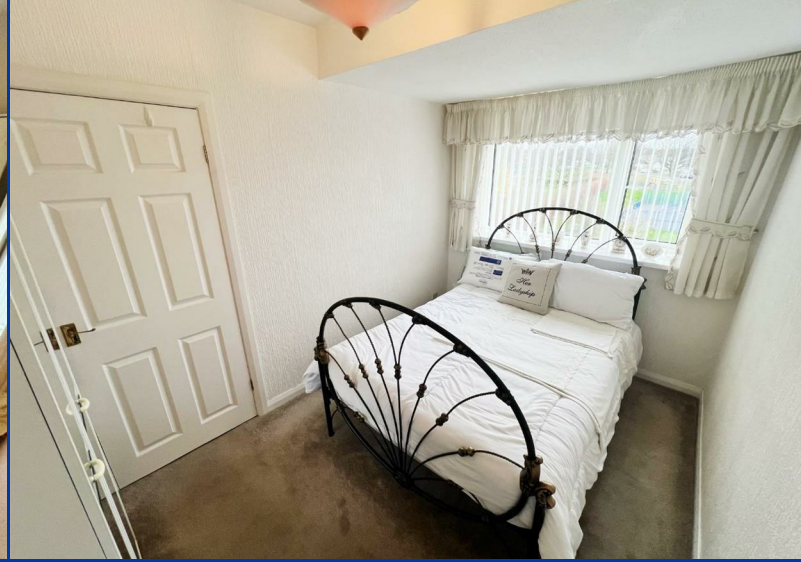
Bathroom

6'0 x 6'0 (1.83m x 1.83m)

White panelled bath with shower over, wash hand basin, w/c, tiled splashbacks.

Externally

To the rear, there is a lovely and well presented garden which isn't directly over looked, also has the added bonus of a brick store.



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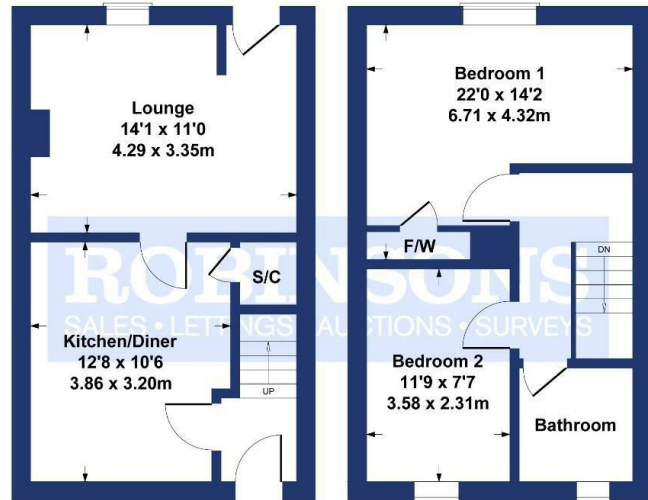
Strategic Marketing Plan

Dedicated Property Manager

Upper Church Street

Approximate Gross Internal Area

681 sq ft - 63 sq m



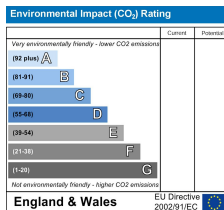
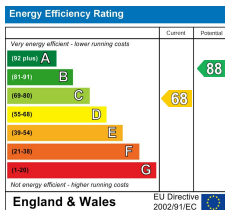
GROUND FLOOR

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. 2023



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