



**Upper Church Street, Spennymoor, DL16 6HS**

**2 Bed - House - Terraced**

**£65,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

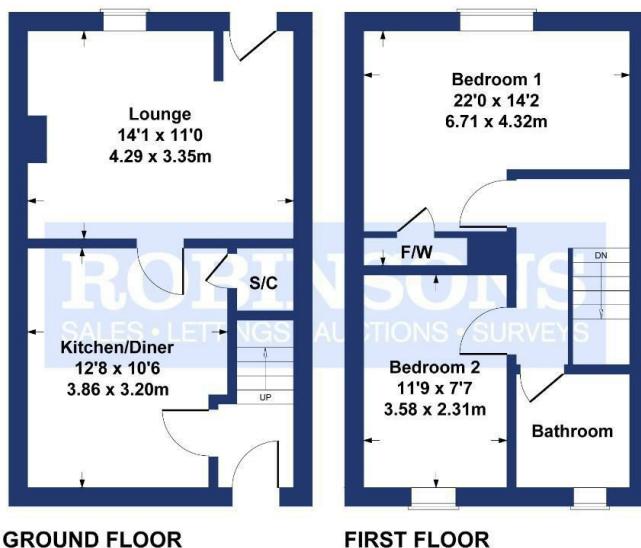
Strategic Marketing Plan

Dedicated Property Manager

Upper Church Street

Approximate Gross Internal Area

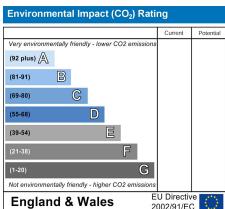
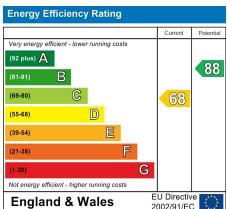
681 sq ft - 63 sq m



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



## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## SPENNYMOOR

11 Cheapside

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)