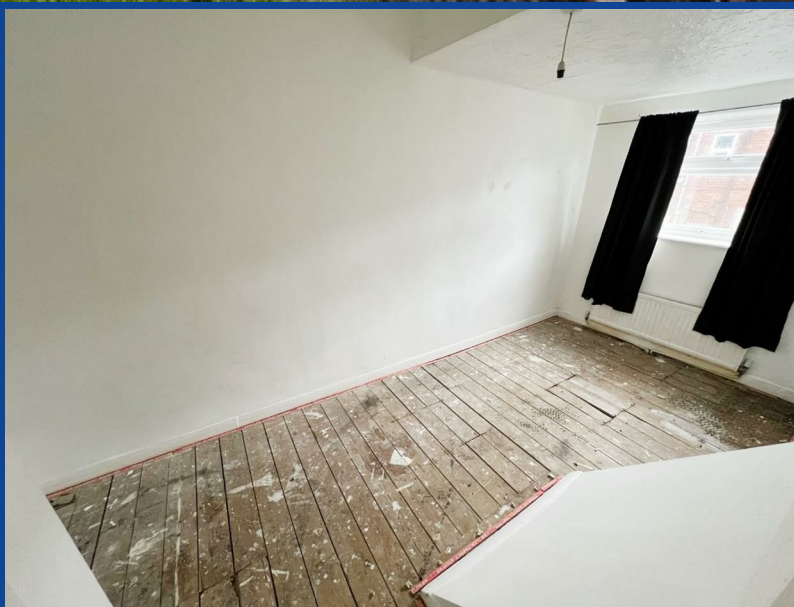
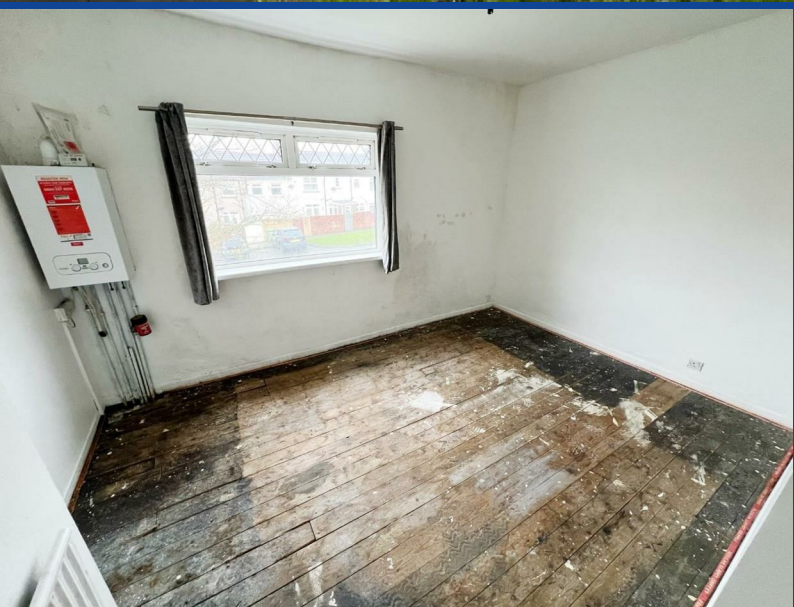




Fenwick Street, Spennymoor, DL16 6HJ
2 Bed - House - Terraced
Starting Bid £39,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

For sale by modern auction, starting price £39,950 plus reservation fee.

Ideally suited to a first-time buyer or property investor, this well-presented two-bedroom mid-terraced house is offered to the market in good condition. The property benefits from gas central heating and double-glazed windows.

The ground floor features a lounge with a feature fire surround and a fitted kitchen. To the first floor, there are two well-proportioned bedrooms and a bathroom/WC with a white suite. Externally, the property includes an enclosed rear yard.

The home is conveniently located with easy access to Spennymoor Town Centre, where a selection of shops and services are available.

In further detail, the accommodation comprises:

EPC Rating C
Council Tax Band A

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

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 £349.00 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

Entrance Vestibule

Access to Lounge

Lounge

14'2 x 18'3 max point (4.32m x 5.56m max point)

Upvc window, radiator, electric fire and surround.

Inner Hall

Stairs to the first floor.

Kitchen

14'1 x 6'8 (4.29m x 2.03m)

Modern white wall and base units, integrated oven, hob, extractor fan, stainless sink with mixer tap and drainer, tiled flooring, tiled splash backs, plumbed for washing machine, radiator, Upvc window.

Landing

Loft Access

Bedroom One

14'2 x 12'0 (4.32m x 3.66m)

Upvc window, radiator

Bedroom Two

15'8 x 7'1 (4.78m x 2.16m)

Upvc window, radiator

Bathroom

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

Externally

to the rear is enclosed yard.

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 – Gas Central Heating

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.



OUR SERVICES

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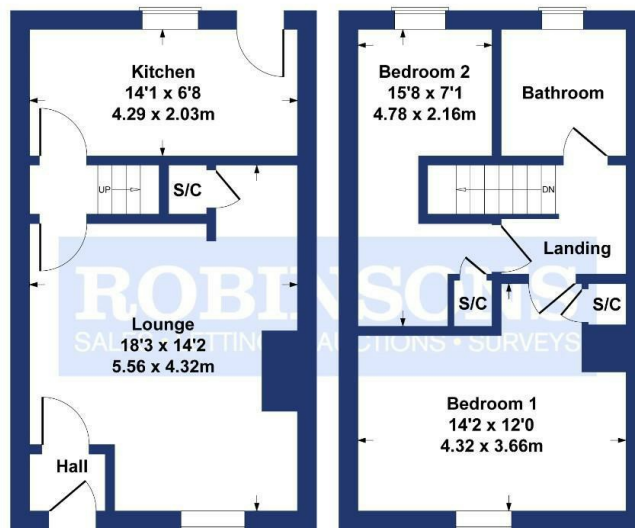
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Fenwick Street
Approximate Gross Internal Area
720 sq ft - 67 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	85
England & Wales	EU Directive 2002/91/EC	

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WYNYARD

The Wynd
TS22 5QQ

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E: info@robinsonswynyrd.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.



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