



Stratton Street, Spennymoor, DL16 7TP
2 Bed - House - Terraced
Reduced £54,950

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Robinsons are delighted to offer to the market for sale 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 modern kitchen, upgraded bathroom, GAS CENTRAL HEATING and DOUBLE GLAZING.

In brief the property comprises of; entrance hallway, lounge, separate dining room, well presented fitted kitchen, to the first floor is two large bedrooms and family bathroom. Externally to the rear is an easy to maintain yard.

EPC Rating C
Council Tax Band A

Hallway

Radiator, new flooring,.

Lounge

12'6 x 10'3 max points (3.81m x 3.12m max points)

UPVC window, radiator, new flooring.

Dining Room

13'4 x 13'0 (4.06m x 3.96m)

UPVC window, storage cupboard, radiator, new flooring.

Kitchen

12'1 x 6'7 (3.68m x 2.01m)

Wall and base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, radiator, uPVC window, plumbed for washing machine, space for fridge freezer, access to rear.

Landing

Storage cupboard, radiator, new flooring.

Bedroom One

16'9 x 10'4 max points (5.11m x 3.15m max points)

UPVC window, radiator, new flooring.

Bedroom Two

13'5 x 10'4 (4.09m x 3.15m)

UPVC window, radiator, new flooring.

Bathroom

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

Externally

To the rear there is an enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£1,703.96 p.a

Energy Rating: C

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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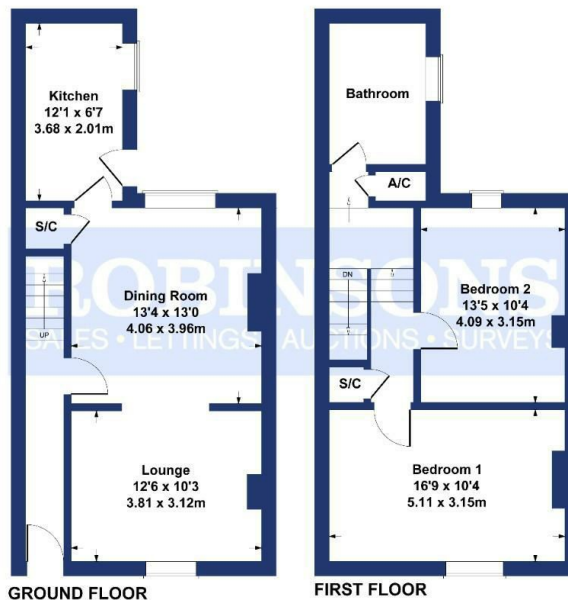
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Stratton Street
Approximate Gross Internal Area
940 sq ft - 87 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
85-91	B		
69-84	C		
54-68	D		
39-53	E		
23-38	F		
9-22	G		
Not energy efficient - higher running costs			
		69	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
85-91	B		
69-84	C		
54-68	D		
39-53	E		
23-38	F		
9-22	G		
Not environmentally friendly - higher CO ₂ emissions			

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@robinsonscs.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

SPENNYMOOR

11 Cheapside
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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.

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk