



Durham Street, Spennymoor, DL16 7AT
2 Bed - House - End Terrace
£79,950

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Located in Spennymoor close to amenities and schooling, this spacious end-terrace house on Durham Street offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, two reception rooms and attic conversion this property is ideal for a number of buyers.

The house boasts a thoughtfully designed loft conversion, providing additional space that can be utilised as a home office or playroom. The two reception rooms are spacious and inviting, perfect for entertaining guests or enjoying quiet evenings with family.

The house is warmed by gas central heating and has UPVC double glazed windows.

The accommodation comprises; entrance hallway, two reception rooms, re-fitted kitchen and rear lobby. To the first floor there are two double bedrooms and a bathroom with four piece suite. The landing has a spiral staircase leading to the attic conversion.

At the rear of the house there is an enclosed yard.

EPC Rating TBC
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

15'2 x 11'8 max points (4.62m x 3.56m max points)
UPVC window, radiator, storage cupboard.

Dining Room

14'8 x 11'0 (4.47m x 3.35m)
UPVC window, radiator, wood effect flooring, feature fire.

Kitchen

11'9 x 6'8 (3.58m x 2.03m)
Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for washing machine plumbed for dishwasher, stainless steel sink with mixer tap and drainer, tiled flooring, uPVC window, radiator.

Lobby

UPVC window, access to rear.

Landing

Storage cupboard, stairs to loft room.

Bedroom One

14'8 x 13'7 (4.47m x 4.14m)
UPVC window, radiator, fitted wardrobes.

Bedroom Two

15'3 x 9'4 (4.65m x 2.84m)
UPVC window, radiator.

Loft Room

19'1 x 13'3 max points (5.82m x 4.04m max points)
UPVC window, power and lighting.

Bathroom

Panelled bath, shower cubicle, W/C, tiled flooring, uPVC window, wash hand basin.

Externally

To the rear there is a good sized enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

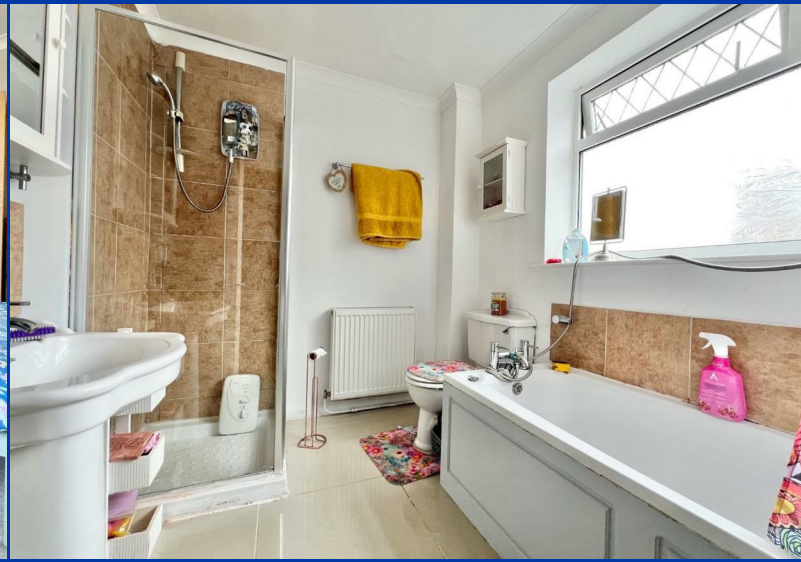
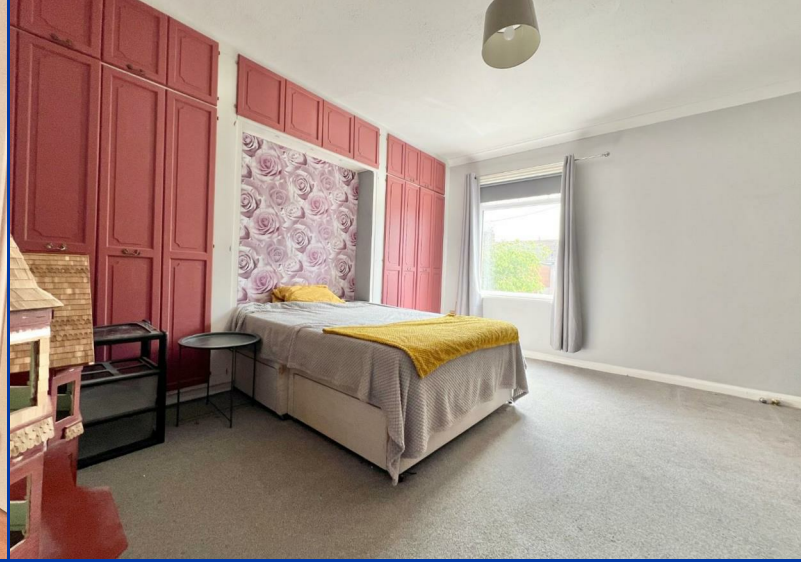
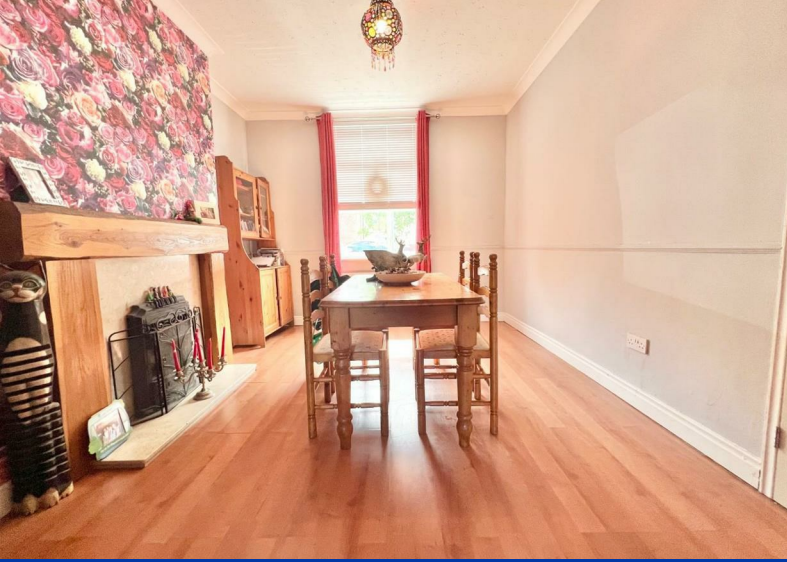
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.
£1,703.96 p.a

Energy Rating: TBC

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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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		
England & Wales	60	72
EU Directive 2002/91/EC		

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Durham Street Spennymoor

Approximate Gross Internal Area
1288 sq ft - 119 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.

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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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