



**Weardale Street, Spennymoor, DL16 6ER**  
**2 Bed - House - Mid Terrace**  
**£89,950**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this well presented two bedroom mid-terraced property which is a credit to its current owner for its style and class throughout, early viewing is advised to avoid any disappointment. The property is positioned pleasantly within the highly sought after location of Weardale 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. This perfect starter home, has an endless amount of benefits and some of its key features are; spacious lounge, ultra modern kitchen with integrated appliances, stylish bathroom, good sized bedrooms and easy to maintain rear patio. Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance spacious lounge, stunning kitchen, inner hall, ground floor bathroom. To the first floor is two good sized bedrooms. Externally to the rear of the property there is a good sized enclosed patio.

EPC Rating tbc  
Council Tax Band A

**Vestibule**  
Access to lounge.

**Lounge**  
**12'5 x 12'3 max points (3.78m x 3.73m max points)**  
Stylish flooring, radiator, uPVC window, gas stove and stunning surround.

**Kitchen**  
**9'5 x 8'8 max points (2.87m x 2.64m max points)**  
Modern wall and base units, integrated oven, hob, extractor bar, stainless steel sink with mixer tap and drainer, uPVC window, part tiled flooring, tiled splashbacks, feature radiator.

**Utility/Rear Passage**  
Space for dryer, access to rear and radiator.

**Bathroom**  
**7'1 x 6'0 (2.16m x 1.83m )**  
White panelled bath with shower over, wash hand basin, W/C, tiled flooring, uPVC window, tiled flooring and part tiled splashbacks, radiator, extractor fan.

**Landing**  
Loft access via pull down ladder, quality flooring.

**Bedroom One**  
**12'4 x 10'5 + robes (3.76m x 3.18m + robes)**  
Fitted wardrobes, radiator, uPVC window, quality flooring.

### **Bedroom Two**

**9'6 x 7'9 (2.90m x 2.36m )**  
UPVC window, fitted wardrobes, quality flooring, storage cupboard.

### **Externally**

To the front, there is an enclosed yard and useful storage shed.

### **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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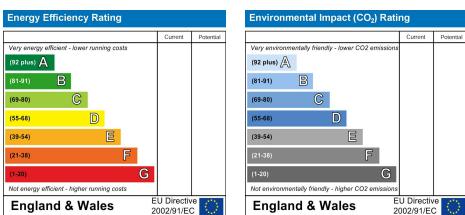
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