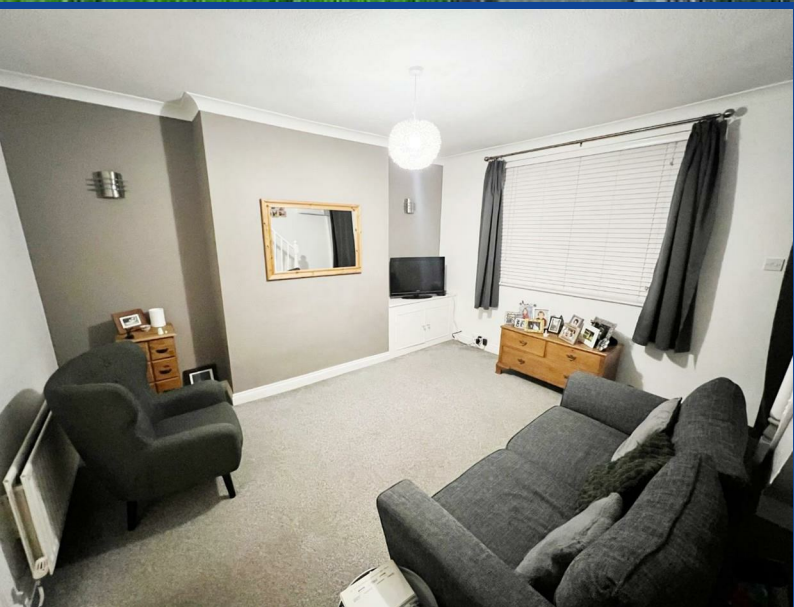




Fenwick Street, Spennymoor, DL16 6HJ
2 Bed - House - Terraced
£77,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are pleased to present this charming two-bedroom mid-terraced house located on Fenwick Street in Spennymoor. This upgraded property is ideal for a range of buyers, from property investors to first-time purchasers, and boasts a delightful attic room conversion that adds extra versatility to the living space.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into the attractive fitted kitchen is a highlight, providing a lovely space for culinary endeavours, while the useful utility room enhances practicality. A conservatory extends the living area, offering a bright and airy spot to relax or entertain.

On the first floor, you will find two well-proportioned bedrooms, perfect for restful nights, alongside a family bathroom that is both stylish and functional. The converted attic room presents an excellent opportunity for additional living space, whether it be for a home office, playroom, or guest accommodation.

The property benefits from UPVC double glazing and gas central heating, ensuring comfort throughout the year. Externally, the rear yard is pleasant and easy to maintain, providing a private outdoor space, while the front aspect offers a lovely open view.

Conveniently situated, this home is within easy reach of Spennymoor Town Centre, local shops, schools, and various amenities, making it an excellent choice for those seeking a vibrant community. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

EPC Rating D
Council Tax Band A

Lounge
14'6 x 13'9 max points (4.42m x 4.19m max points)
quality flooring, radiator, Upvc window, stairs to first floor.

Kitchen / Diner
14'5 x 11'2 max points (4.39m x 3.40m max points)
Morden wall and base units, integrated oven, hob, extractor, fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, radiator, Upvc window, space for dining room table, access to utility room and conservatory.

Utility room
space for under counter fridge and freezer, space for dryer above.

Conservatory
12'7 x 8'9 (3.84m x 2.67m)
Upvc window, access to rear yard

Landing.
Access to bedrooms, bathroom and stairs to loft room

Bedroom One
12'8 x 8'9 (3.86m x 2.67m)
Upvc window and radiator.

Bedroom Two
12'3 x 9'2 (3.73m x 2.79m)
Upvc window and radiator.

Bathroom
9'8 x 5'1 (2.95m x 1.55m)
panelled bath with shower over, wash hand basin, W/C, extractor fan, tiled splash backs, Upvc window and radiator.

Loft room
Velux window, electric 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
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>

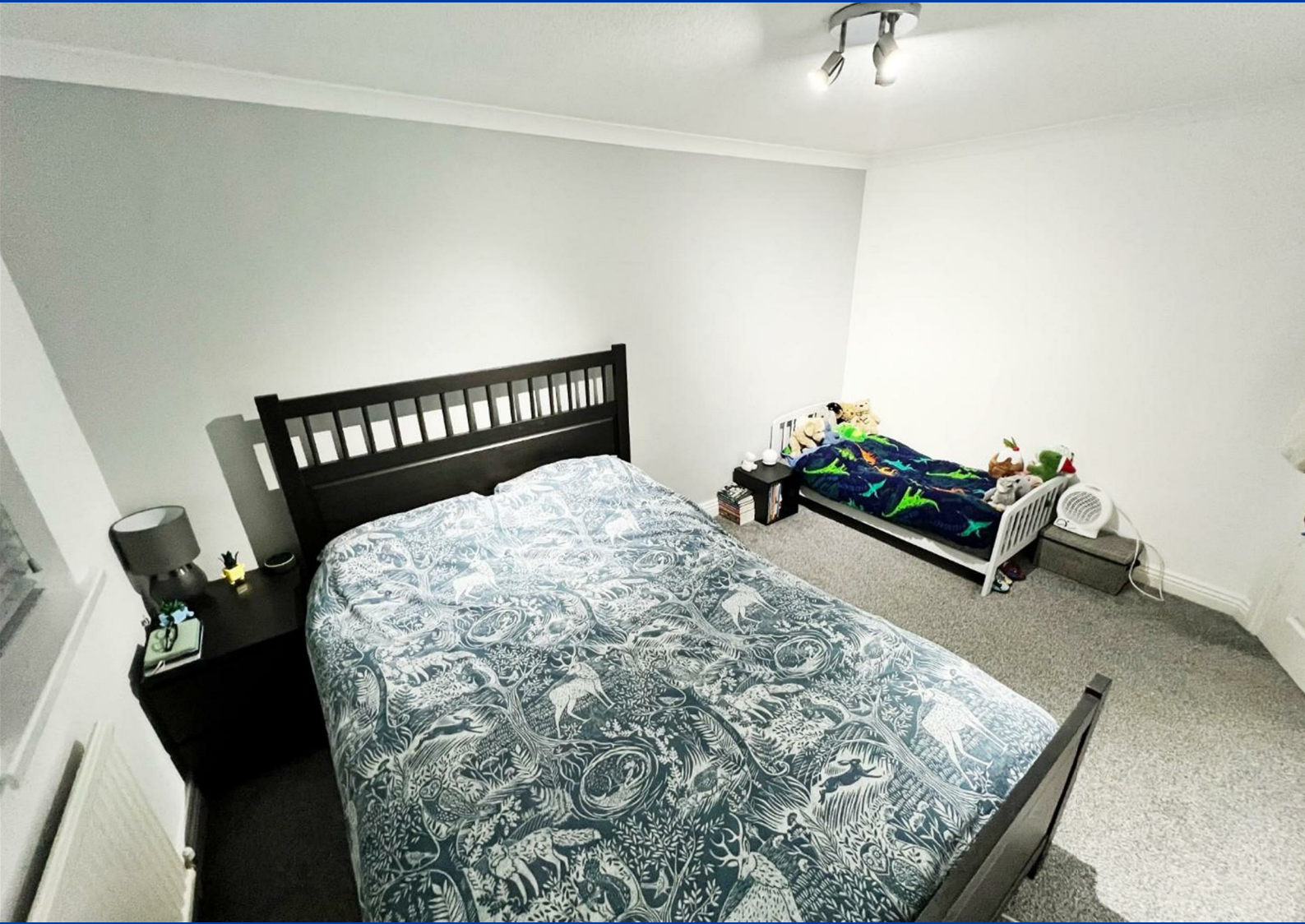
Protected Trees – None known

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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Conveyancing

Surveys and EPCs

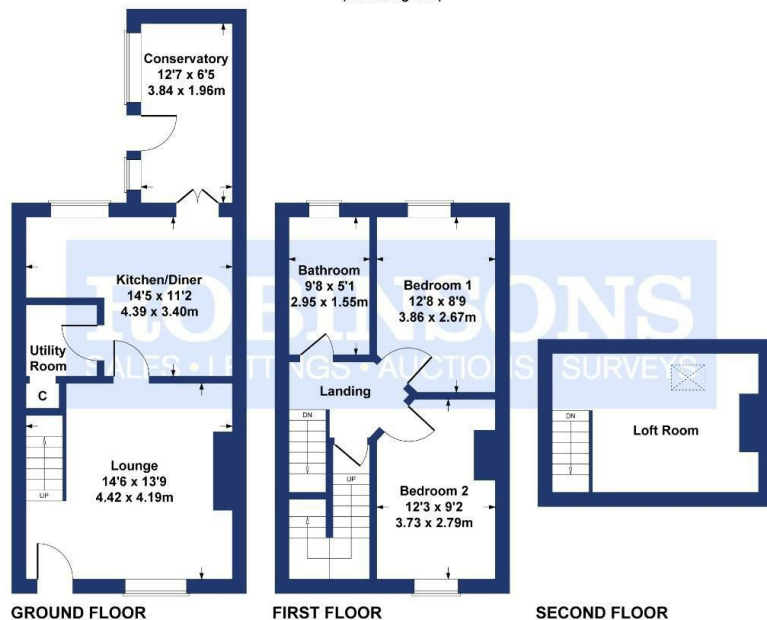
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Fenwick Street
Approximate Gross Internal Area
824 sq ft - 77 sq m
(Excluding Loft)



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		
		81
	58	
EU Directive 2002/91/EC		
England & Wales		

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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.

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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