





South Terrace, Spennymoor, DL16 6DX
2 Bed - House - End Terrace
Reduced £99,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the sales market this perfect and well presented TWO BEDROOM MID-TERRACE HOUSE which should appeal to a number of buyers including the first time buyer and investors. This lovely home is a credit to its current owner and must be viewed to be appreciated. South Terrace, Spennymoor is conveniently located with good transport links to nearby Durham City, Bishop Auckland and Darlington and is ideally located being within walking distance of Spennymoor town centre where there is a wide variety of shopping facilities, bus routes and schooling. The property has spacious accommodation throughout and Benefitting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property comprises of ENTRANCE PORCH, HALLWAY, LOUNGE, DINING ROOM, STUNNING KITCHEN. To the first floor there is landing area which leads to TWO DOUBLE BEDROOMS, Modern family BATHROOM and a LOFT ROOM. Externally there is a GARDEN to the front and a yard to the rear. In more detail the accommodation comprises of:-

EPC Rating E
Council Tax Band A

Porch
Stylish flooring, access to hall.

Hallway
Radiator, stairs to first floor.

Dining Room
13'9 x 10'9 max points (4.19m x 3.28m max points)
Stylish flooring, feature electric fire and surround, uPVC window, radiator, storage cupboard.

Lounge
12'1 x 10'9 (3.68m x 3.28m)
Stylish flooring, radiator.

Kitchen/Diner
14'3 x 11'9 max points (4.34m x 3.58m max points)
Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for dining room table and fridge freezer, tiled flooring, stainless steel sink with mixer tap and drainer, uPVC window, radiator, spotlights, access to the rear.

Landing
Quality flooring, access to loft room.

Bedroom One
12'3 x 8'9 (3.73m x 2.67m)
UPVC window, radiator, storage cupboard.

Bedroom Two
10'7 x 7'1 (3.23m x 2.16m)
UPVC window, radiator, lovely outlook.

Bathroom
7'9 x 4'6 (2.36m x 1.37m)
Stunning suite with large bath,. wash hand basin, W/C, uPVC window, radiator.

Loft Room
16'7 x 10'5 max points (5.05m x 3.18m max points)
Velux window, quality flooring.

Externally
To the front elevation is a lovely long garden which is well presented. To the rear, there is an enclosed yard.

Agent Notes
Council Tax: Durham County Council, Band A - Approx. £1,703.96 PA
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 Council Tax: Durham County Council, Band A

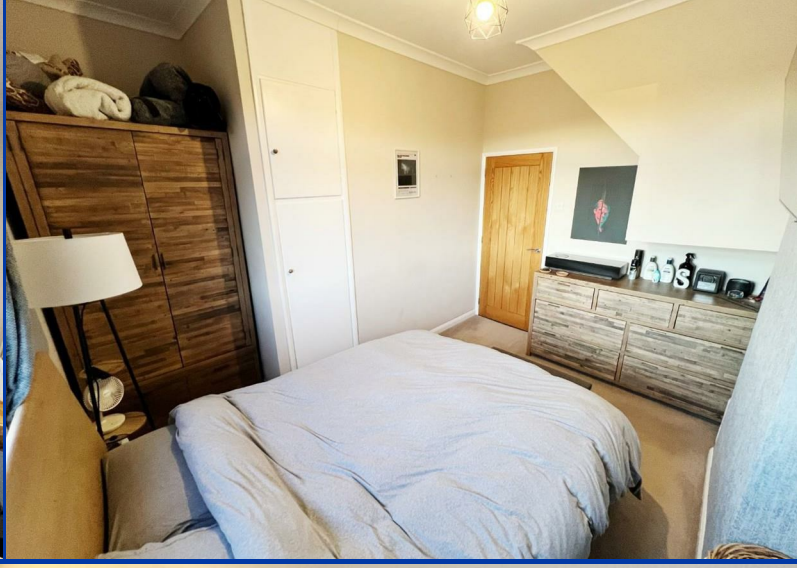
Property Construction – Non Standard - Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

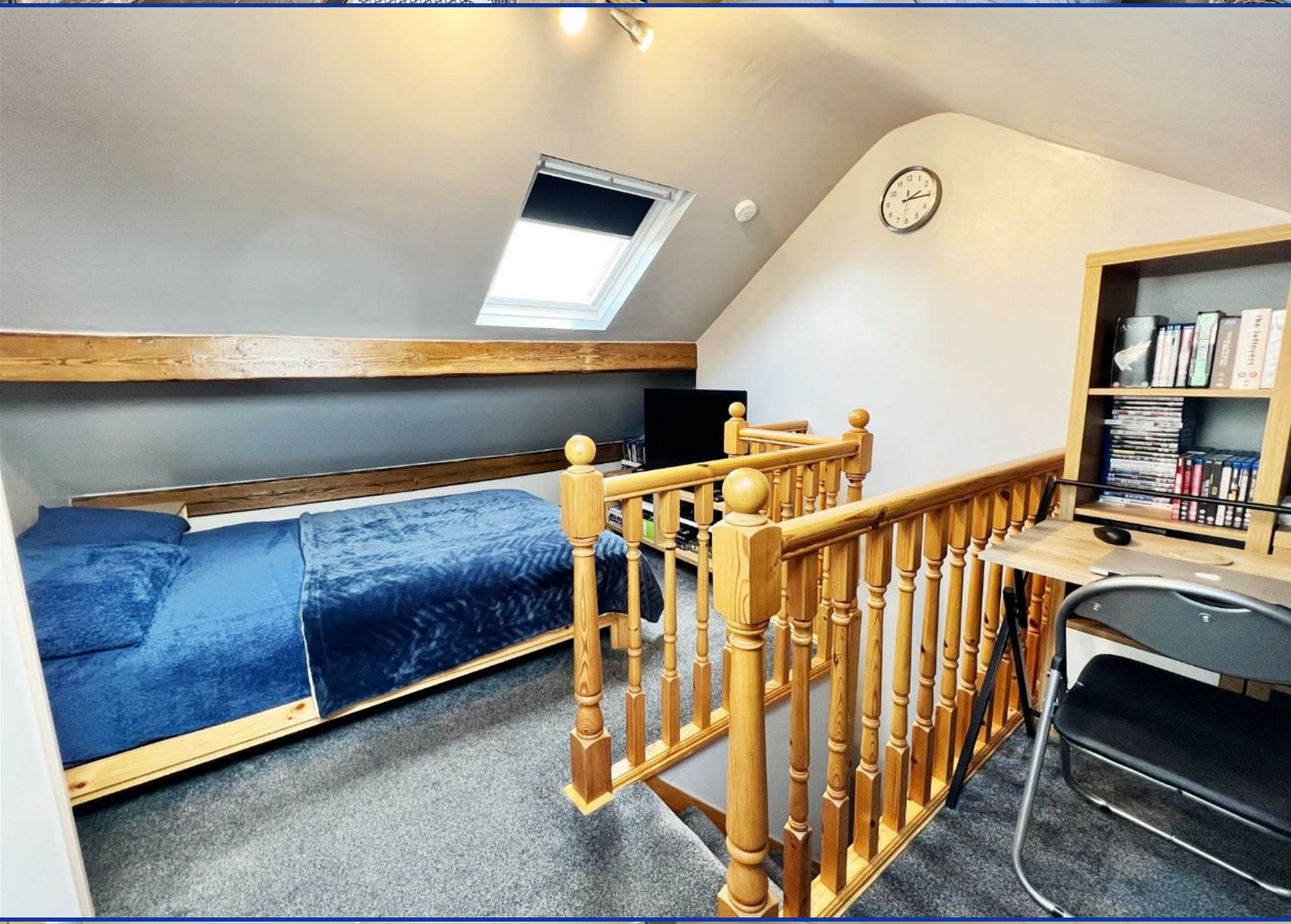
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks per individual purchaser applies for carrying out these checks.











OUR SERVICES

Mortgage Advice

Conveyancing

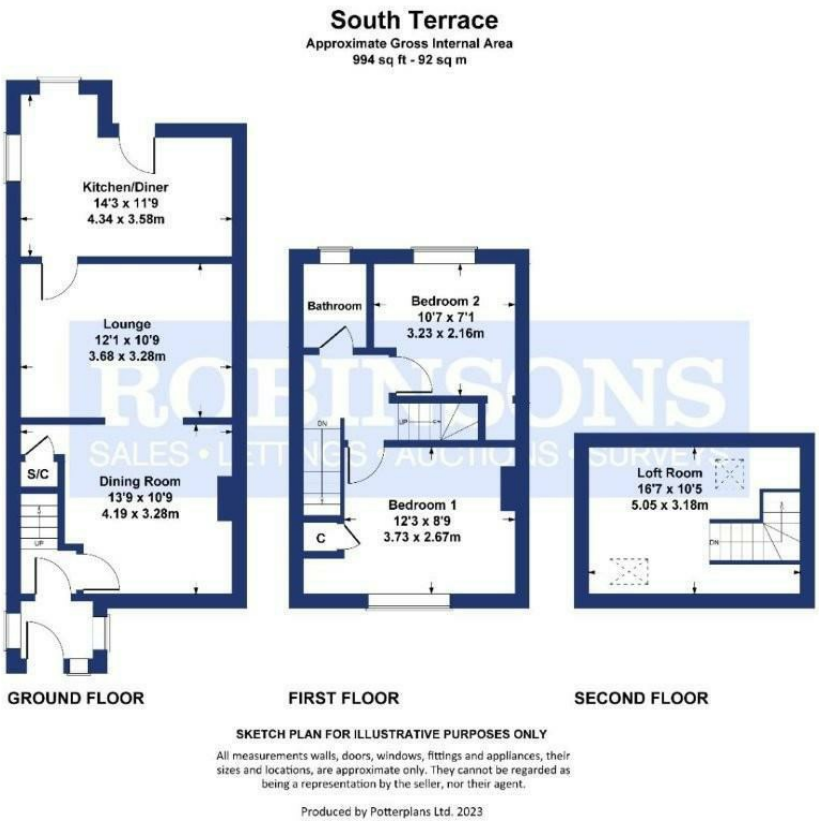
Surveys and EPCs

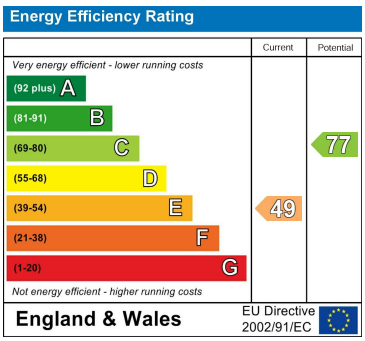
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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@robinsonscls.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
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.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 efficent 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.