



**Rushmoor, Spennymoor, DL16 6NX**  
**2 Bed - Bungalow - Semi Detached**  
**Starting Bid £110,000**

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For sale by modern auction, starting price £110,000 plus reservation fee.

Nestled in the charming area of Rushmoor, Spennymoor, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The bungalow features two well-proportioned bedrooms, ideal for a small family, a couple, or even those seeking a peaceful retreat. The bathroom is conveniently located, catering to the needs of modern living.

Set in a tranquil neighbourhood, this home benefits from easy access to local amenities, parks, and transport links, making it an excellent choice for those who appreciate both serenity and accessibility.

This property presents a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed bungalow. Whether you are a first-time buyer or seeking to downsize, this charming residence is sure to impress. Do not miss the chance to make this lovely bungalow your new home.

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

#### Porch

UPVC windows, tiled flooring.

#### Lounge

17'4 x 10'3 max points (5.28m x 3.12m max points)

UPVC window, radiator, space for small dining room table.

#### Kitchen

10'0 x 8'0 (3.05m x 2.44m )

Modern white wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, uPVC window, airing cupboard, tiled flooring.

#### Sunroom

9'2 x 6'7 (2.79m x 2.01m )

Tiled flooring, radiator, access to rear.

#### Inner Hall

Storage cupboard, access to bedrooms and bathroom.

#### Bedroom One

10'2 x 10'2 (3.10m x 3.10m )

Fitted wardrobes, radiator, uPVC window, loft access.

#### Bedroom Two

11'4 x 7'9 (3.45m x 2.36m )

UPVC window, radiator.

#### Shower Room

Walk in shower cubicle, wash hand basin, W/C, uPVC window, chrome towel radiator, fully tiled, extractor fan.

#### Externally

To the front elevation is an easy to maintain garden and block paved driveway. While to the rear there is a beautiful enclosed garden and decked area.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,987.95

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.

#### Auction Terms and Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







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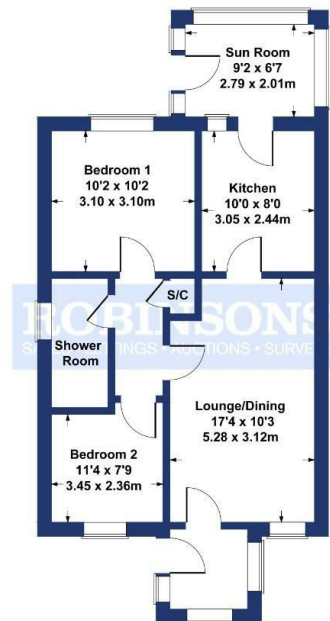
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## Rushmoor

Approximate Gross Internal Area  
623 sq ft - 67 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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