



**St. Pauls Close, Spennymoor, DL16 7NG**  
**2 Bed - House - Semi-Detached**  
**£95,000**

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Robinsons are delighted to offer to market with no onward chain this superb opportunity to acquire this ATTRACTIVE TWO BEDROOM SEMI DETACHED HOUSE which is located in the popular St Pauls Close cul-de-sac which is close to Spennymoor Town centre, local amenities and bus routes which lie approximately a five to ten minute walk away. In our opinion the property would suit a variety of purchasers from the FIRST TIME BUYER to the PROPERTY INVESTOR. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, ATTRACTIVE LOUNGE, SPACIOUS FITTED KITCHEN/ DINER. Whilst to the first floor TWO well-proportioned BEDROOMS and well presented MODERN BATHROOM. Externally the property enjoys front elevation is a good sized driveway providing OFF STREET PARKING and a easy to maintain garden. While to the rear there is a lovely and enclosed garden/patio. In more detail the accommodation comprises of;

EPC Rating D  
Council Tax Band A

#### Hallway

Radiator, stairs to first floor.

#### Lounge

13'2 x 10'1 max points (4.01m x 3.07m max points)  
UPVC window, radiator, electric fire and surround

#### Kitchen/Diner

13'3 x 8'0 (4.04m x 2.44m )  
Wall and base units, stainless steel sink with drainer, gas cooker point, space for fridge freezer, plumbed for washing machine, wood effect flooring, large storage cupboard, radiator, uPVC window, tiled splashbacks.

#### Landing

Loft access, radiator, uPVC window.

#### Bedroom One

12'3 x 10'1 max points (3.73m x 3.07m max points)  
UPVC window, radiator.

#### Bedroom Two

9'1 x 7'0 (2.77m x 2.13m)  
UPVC window, radiator, storage cupboard, fitted wardrobes.

#### Shower Room

Shower cubicle, wash hand basin, W/C, uPVC window, extractor fan.

#### Externally

To the front elevation is an easy to maintain garden and driveway. While to the rear, there is a lovely, large enclosed garden with a useful shed which has power.

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Super-fast 64Mbps  
Mobile Signal/Coverage: Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,627.87 p.a  
Energy Rating: D

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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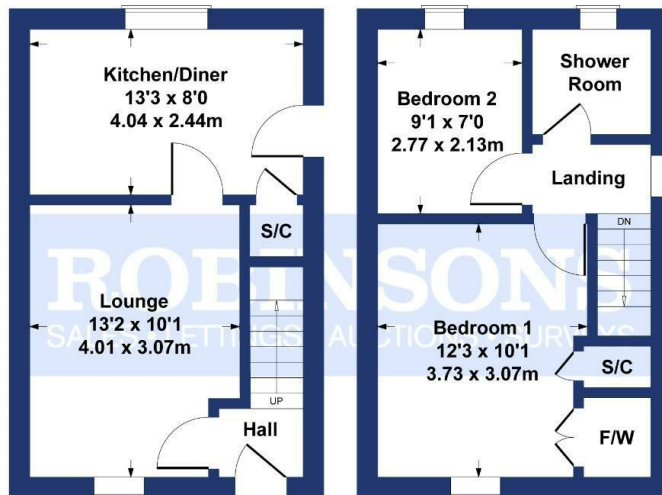
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## St Pauls Close

Approximate Gross Internal Area

574 sq ft - 53 sq m



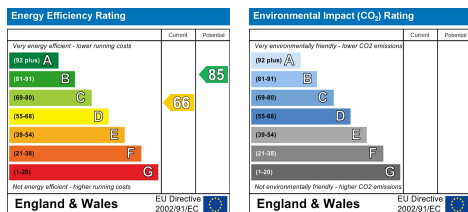
GROUND FLOOR

FIRST FLOOR

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



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