



Wood Street, Spennymoor, DL16 7AU
2 Bed - House - Mid Terrace
Asking Price £74,950

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Robinsons are pleased to present to the market this spacious two-bedroom mid-terrace home, finished to an excellent standard throughout and a true credit to its current owner, boasting high-quality fixtures and fittings. This impressive property is ideally suited to a range of buyers, including first-time purchasers, and benefits from a convenient location with easy access to local bus routes, reputable schools, and Spennymoor Town Centre, where a variety of amenities can be found. The home benefits from UPVC double glazing, gas central heating via a Worcester Bosch combi boiler, a stunning modern kitchen, and well-presented bathroom facilities. Early viewing is highly recommended to fully appreciate what this property has to offer.

In brief, the accommodation comprises an entrance vestibule leading into a spacious lounge, an inner hallway providing access to a stylish Magnet high-gloss fitted kitchen with integrated appliances, and a contemporary family bathroom. To the first floor are two well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes and access to a Jack and Jill W/C. Externally, there is an enclosed yard to the rear. In more detail, the accommodation comprises:

EPC Rating TBC
Council tax band - A

Vestibule

Access to Lounge

Lounge

14'8" x 15'3" (4.47m x 4.65m)

UPVC window to front elevation, double central heating radiator, quality flooring.

Inner Hallway

Staircase to first floor

Kitchen/Breakfast Room

14'8" x 10'3" (4.47m x 3.12m)

Fitted with a range of magnet apollo white high gloss wall and base units with contrasting work surfaces, stainless steel one and a half bowl sink and mixer tap, plumbing for automatic washing machine, stainless steel electric hob, built in electric oven, stainless steel chimney style extractor hood, part tiled walls, under stairs storage cupboard, attractive black floor ceramic tiles and uPVC window to rear elevation

Rear Lobby

Access to rear and bathroom.

Bathroom

UPVC window to rear elevation, white modern fitted suite comprising of panelled bath, pedestal wash hand basin, low level W/C, chrome effect fittings, extractor fan, chrome ladder style radiator and attractive black gloss ceramic floor tile and part tiled walls

Landing

Access to bedrooms

Bedroom One

15'4" x 14'9" (4.67m x 4.50m)

UPVC window to front elevation, a range of full width attractive fitted wardrobes, and central heating radiator.

Bedroom Two

10'9" x 10'5" (3.28m x 3.18m)

UPVC windows to rear elevation, cupboard and storage cupboard housing a combi boiler for domestic hot water and gas central heating

W/C

W/C, wash hand basin, chrome towel radiator.

Externally

To the rear of the property there is a enclosed yard

Agents 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 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating	
	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	
England & Wales	EU Directive 2002/91/EC

DURHAM

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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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