Wear Street, Spennymoor, DL16 7UA

2 Bed - House - End Terrace

£77,500

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Robinsons are delighted to welcome to the market this beautifully presented two bedroom end terraced home on Wear Street, Spennymoor—an ideal purchase for first time buyers or savvy property investors.

Situated in a highly convenient location, the property is just a short five minute walk from Spennymoor Town Centre, offering easy access to a wide range of local shops, schools, and everyday amenities. Excellent transport links make commuting simple, with the A1 and A19 close by, providing straightforward travel to Durham City, Darlington, and Teesside.

Upon entering, you are greeted by an inviting entrance hall leading into a spacious lounge, perfect for unwinding or entertaining guests. The home then flows into a recently fitted, modern kitchen/dining room, combining contemporary style with practical functionality. A beautifully updated family bathroom completes the ground floor.

To the first floor, the property boasts two generously proportioned bedrooms, offering ample room for residents, guests, or home working. Externally, the rear of the home features a good sized enclosed yard, ideal for outdoor dining, relaxing, or small pets, along with a useful brick built store for extra storage.

Blending comfort, convenience, and modern living, this fantastic home is truly a must see for anyone looking to settle in Spennymoor. Do not miss out on the chance to make it yours.

EPC Rating: C
Council Tax Band: A

Hallway
Staircase to first floor

Lounge
15'1 x 14'4 (4.60m x 4.37m)
Wood effect flooring, radiator, upvc window and storage cupboard

Kitchen/Diner
15'0 x 8'5
Stunning wall & base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge freezer, breakfast bar, upcv window stylish flooring and radiator

Inner Hall
Access to rear and bathroom

Bathroom
Large bath with tile surround, wash hand basin, w/c, shower, upvc window, radiator, spot lights and extractor fan

Landing
Access to bedrooms

Bedroom One
14'1 x 10'6 (4.29m x 3.20m)
Fitted wardrobes, storage cupboard, upvc window and radiator

Bedroom Two
15'1 x 8'5 (4.60m x 2.57m)
Upvc window and radiator

Externally
To the rear is a good sized enclosed yard which includes a decked area and artificial grass

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 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 – Yes
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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Dedicated Property Manager

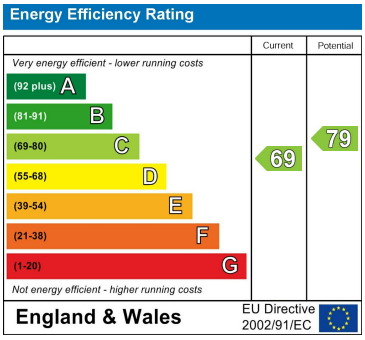
Wear Street

Approximate Gross Internal Area
801 sq ft - 74 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. 2026



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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.

RICS

ARLA Association of Residential Letting Agents

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