

Baff Street, Spennymoor, DL16 7TY
2 Bed - House - Terraced
£40,000

ROBINSONS
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Public Notice

Address: 15 Baff Street, Spennymoor, Co Durham DL16 7TY

We are acting in the sale of the above property and have received an offer of £45,500.00.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC C

Robinsons are pleased to offer to the market this TWO BEDROOM MID TERRACED HOUSE which is offered to the market with no onward chain. The property is also conveniently located and lies approximately a five minute walk from Spennymoor Town Centre, local shops, schools and amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. This lovely home would prove an ideal purchase for the FIRST TIME BUYER or PROPERTY INVESTOR.

The property briefly comprises of ENTRANCE vestibule, Lounge, open plan kitchen/diner, ground floor bathroom. While to the first floor there is two good sized bedrooms. Externally the property has a REAR YARD. In more detail the accommodation comprises of;

EPC Rating C
Council Tax Band A

Vestibule

Wood effect flooring, stairs to the first floor and access to the lounge.

Lounge

14'9 x 12'1 max points (4.50m x 3.68m max points)
UPVC window, radiator, storage cupboard.

Kitchen/Diner

15'0 x 6'9 (4.57m x 2.06m)
Wall and base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, plumbed for washing machine, radiator, uPVC window, space for dining room table.

Inner Hall

Access to the rear and bathroom.

Bathroom

Panelled bath with shower over, wash hand basin, w/c, radiator, tiled splashbacks, uPVC window, radiator, storage cupboard, extractor fan.

Landing

Access to the bedrooms.

Bedroom One

15'0 x 14'8 max points (4.57m x 4.47m max points)
UPVC window, radiator, storage cupboard.

Bedroom Two

15'0 x 7'1 max points (4.57m x 2.16m max points)
UPVC window, radiator, fitted wardrobes.

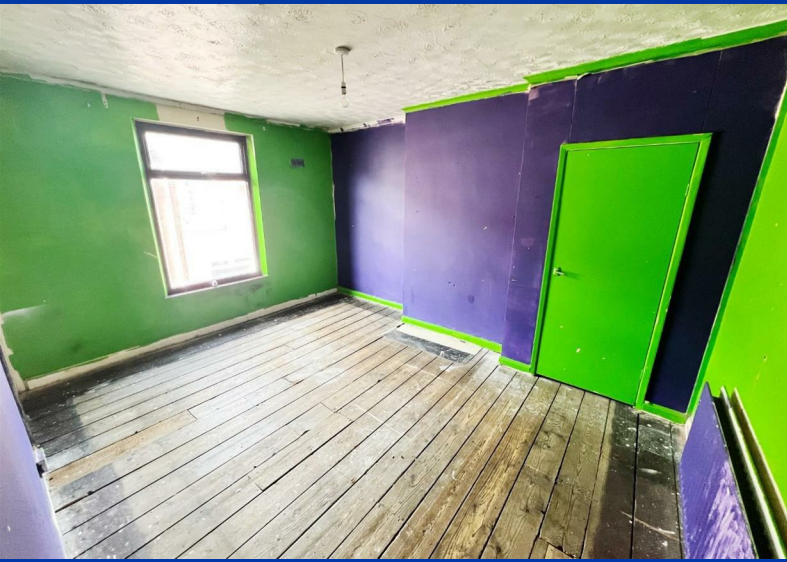
Externally

To the rear, there is a good sized rear yard.

Agent Notes

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

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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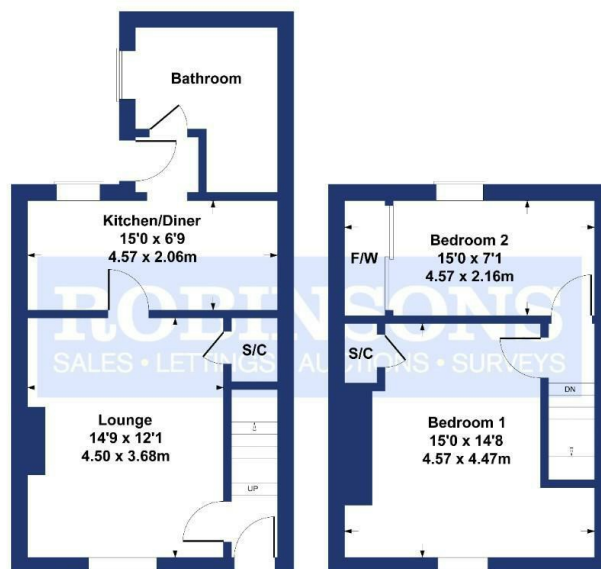
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Baff Street
Approximate Gross Internal Area
772 sq ft - 72 sq m



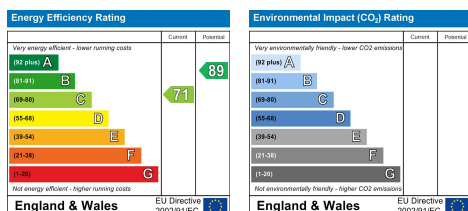
GROUND FLOOR

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. 2024



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@robinsonscs.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

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk