



Deneseide, Spennymoor, DL16 6RB  
3 Bed - House - Terraced  
Starting Bid £63,000

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For sale by modern auction, starting price £63,000 plus reservation fee.

Robinsons are delighted to bring to the market this larger-than-average three-bedroom terraced property, offered with no onward chain, and situated in the popular Deneside area of Spennymoor. Ideally positioned, the home provides easy access to Spennymoor town centre, local schools, and a range of amenities, while also being well suited to commuters travelling to Durham City, Darlington, and Teesside. In our opinion, the property will appeal to a wide variety of buyers, including first-time purchasers, investors, or those looking for a project, as some upgrading is required—which has been fully reflected in the asking price. The property benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises a large entrance hallway providing access to a spacious lounge and an open-plan kitchen/dining room, along with a utility room and ground floor W/C. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate W/C. Externally, there is a driveway to the front elevation, while to the rear sits a generous garden and patio area, enjoying a pleasant outlook.

EPC Rating: D  
Council Tax Band: A

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.

#### Hallway

Radiator, stairs to first floor.

#### Lounge

13'2 x 12'9 (4.01m x 3.89m )

gas fire and surround, radiator, Upvc window.

#### Kitchen / diner

19'5 x 10'7 (5.92m x 3.23m )

Wall and base units, stainless steel sink with mixer tap and drainer, space for fridge / freezer, space for dining room table, Upvc window, radiator, storage cupboard.

#### Utility room

8'8 x 4'1 (2.64m x 1.24m )

base units, sink with mixer tap, plumbed for washing machine, Upvc window, wood effect flooring.

#### W/C

W/C, radiator, Upvc window.

#### Landing

Loft access, storage cupboard.

#### Bedroom one

13'0 x 8'9 (3.96m x 2.67m )

Airing Cupboard, fitted wardrobe, radiator, Upvc window with lovely outlook

#### Bedroom Two

12'9 x 8'7 (3.89m x 2.62m )

Upvc window, Radiator.

#### Bedroom Three

10'6 x 10'0 (3.20m x 3.05m)

Upvc window, Radiator, storage cupboard.

#### Bathroom

Large bath, wash hand basin, shower cubicle, Upvc window, radiator, extractor fan, tiled splash backs,

#### W/C

W/c, Upvc window.

#### Externally

To the front elevation is a easy to maintain garden and driveway, while to the rear there is a good sized enclosed garden.

#### 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 – TBC

Probate – yes (underway)

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.

#### Auction Terms/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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	65
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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