



**Marmaduke Street, DL16 6DN**  
**2 Bed - House - Semi-Detached**  
**Asking Price £199,950**

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Robinsons are delighted to present this superb opportunity to acquire a fully refurbished, good-sized two-bedroom semi-detached home, complete with a large garden and substantial lock-up unit/garage. Formerly granted planning permission to extend into a four-bedroom family home, this property and its generous plot offer fantastic further potential.

With the correct planning consents, the size and layout of the plot open up exciting possibilities, including the potential to build an additional dwelling or operate a business from home, subject to the relevant approvals. This makes the property ideal not only for homeowners but also for investors or those seeking flexible living and working options.

The home is located just a few minutes' walk from Spennymoor Town Centre, local shops, schools, and amenities, while commuters will appreciate the excellent transport links with easy access to Durham City, Darlington, Teesside, the A1, and the A19.

Inside, the property features a spacious entrance lounge that leads through to a separate dining room and a modern fitted kitchen. The first-floor landing provides access to bedroom one, bedroom two, and a well-presented shower room.

Externally, there is a low-maintenance forecourt to the front, while the huge driveway extends to the garage/lock-up, making it ideal for storage, business use, or future development (subject to planning).

Only by viewing can you truly appreciate the scope, space, and potential this property and plot have to offer.

**Lounge**  
14'6x12'1 (4.42mx3.68m)  
UPVC Windows, Radiator, Quality flooring

**Dining room**  
14'7 x 12'7 max points (4.45m x 3.84m max points)  
Quality flooring, UPVC windows, Radiator, stairs to 1st floor

**Kitchen**  
13'4 x 5'9 (4.06m x 1.75m)  
Modern wall & base units, integrated oven, Hob, extractor fan, fridge, space for dryer. UPVC windows, Tiled flooring, A/C, access to rear

**Landing**  
Loft access, Quality flooring, access to shower room

**Bedroom one**  
14'7 x 12'0 (4.45m x 3.66m)  
UOVC windows, radiator, quality flooring, access to shower room

**Bedroom two**  
11'4 x 7'9 (3.45m x 2.36m)  
UPVC window, Radiator, quality flooring

**Shower room**  
Shower cubicle, wash hand basin, w/c, Tiled flooring & splash backs, Chrome towel radiator, UPVC windows

### Externally

To the front elevation is an easy to maintain forecourt, which wraps around to the left of the house to a huge sharing area & a garage which would be fantastic for anyone looking to build or run a business.

### 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 – 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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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