



Durham Road, Spennymoor, DL16 6JX  
3 Bed - House - Terraced  
Starting Bid £112,500

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For sale by Modern Method of Auction: Starting Bid Price £112,500 Plus Reservation Fee

Robinsons are delighted to offer to the market this DECEPTIVELY SPACIOUS THREE BEDROOMED MID TERRACED HOUSE, located on Durham Road being within just over a minute walk from Tudhoe Cricket club and the charming Tudhoe Village. Spennymoor town centre is also a short drive away, where a wider range of amenities can be found. The property also has the added bonus of excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of purchasers and viewers will not be disappointed, the property has an endless amount of benefits and some of its key features are, spacious living throughout, beautiful kitchen, ground floor bedroom & wet room, off road parking, garage, large garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This perfect family home briefly comprises ENTRANCE hallway, spacious LOUNGE, SEPARATE DINING ROOM, which has been converted to a ground floor bedroom with its own wet room, and an ultra modern FITTED KITCHEN. To the first floor there are THREE WELL PROPORTIONED BEDROOMS with bedroom one having a lovely outlook & fitted wardrobes and the family shower room completes the first floor. Externally the property enjoys front has a easy to maintain FORECOURT, while to the rear elevation there is an enclosed YARD, SPACIOUS GARDEN, PARKING FOR TWO VEHICLES and a DETACHED GARAGE.

EPC Rating tbc  
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

14'4 x 13'5 (4.37m x 4.09m)

Electric fire and surround, uPVC window, radiator, storage cupboard.

#### Dining Room/Bedroom

15'6 x 11'1 (4.72m x 3.38m)

Storage cupboard, uPVC bay window, radiator.

#### Wetroom

9'0 x 4'7 (2.74m x 1.40m)

Shower wash hand basin, W/C, radiator, extractor fan.

#### Kitchen/Diner

18'0 x 8'1 (5.49m x 2.46m )

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for dryer, stylish sink with mixer tap and drainer, uPVC window, space for fridge freezer and dining room table, radiator, access to rear.

#### Landing

UPVC window, storage cupboard, loft access.

#### Bedroom One

14'4 x 10'1 (4.37m x 3.07m)

UPVC window, radiator, fitted wardrobes.

#### Bedroom Two

13'1 x 10'1 + robes (3.99m x 3.07m + robes)

UPVC window, radiator, fitted wardrobes.

#### Bedroom Three

12'6 x 5'9 (3.81m x 1.75m)

Radiator, uPVC window.

#### Wetroom

Shower, wash hand basin, W/C, radiator, airing cupboard, uPVC window.

#### Externally

To the front elevation there is an easy to maintain forecourt. While to the rear, there is a good sized enclosed yard which gives access across the back lane to a large plot which includes a good sized garden and double driveway that gives access to a garage.

#### 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: tbc

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.

#### Auction Terms and Conditions

Auction Terms and 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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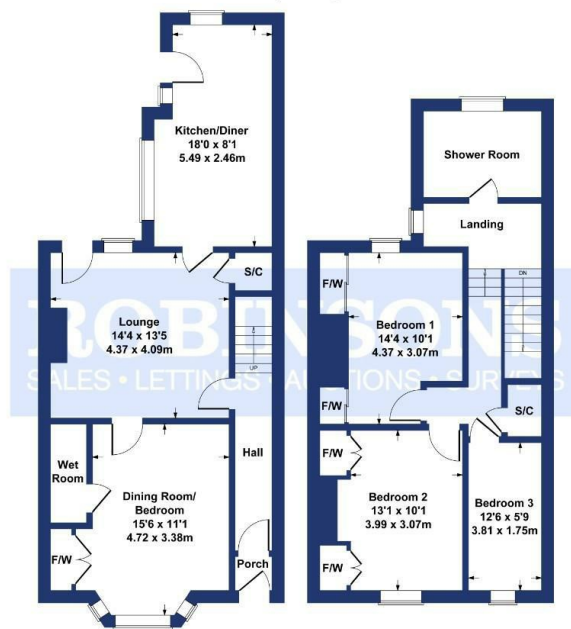
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Strategic Marketing Plan

Dedicated Property Manager

**Durham Road**  
Approximate Gross Internal Area  
1277 sq ft - 119 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(95-100)	B		
(85-95)	C		
(75-85)	D		
(65-75)	E		
(55-65)	F		
(45-55)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92-94)	B		
(89-92)	C		
(85-89)	D		
(81-85)	E		
(77-81)	F		
(73-77)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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