



**Stratton Street, Spennymoor, DL16 7TP**  
**4 Bed - House - End Terrace**  
**Reduced £74,950**

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Located in Stratton Street in Spennymoor, this delightful end-terrace house presents an exceptional opportunity for those seeking a spacious family home. With ample living space, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The large kitchen is a standout feature, providing plenty of room for culinary creativity and family gatherings.

The house comprises four well-proportioned bedrooms, offering comfortable accommodation for families or those wishing to have a home office or guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

This property is rare to the market, making it a unique find in the area. Its convenient location means that residents will benefit from easy access to local amenities and transport links, making daily life more manageable and enjoyable.

In summary, this end-terrace house on Stratton Street is an ideal choice for families or individuals looking for a spacious and well-located home in Spennymoor. With its generous living areas and proximity to essential services, it is a property that should not be missed.

EPC Rating E  
Council Tax Band A

**Hallway**  
Radiator, stairs to the first floor.

**Lounge**  
16'5 x 14'8 max points (5.00m x 4.47m max points)  
UPVC window, radiator, electric fire and surround, wood effect flooring.

**Dining Room**  
18'3 x 13'2 max points (5.56m x 4.01m max points)  
Radiator, wood effect flooring, uPVC window, storage cupboard.

**Kitchen**  
20'7 x 9'0 max points (6.27m x 2.74m max points)  
Wall and base units, integrated fridge freezer, dishwasher, oven, hob, extractor fan, plumbed for washing machine, tiled splashbacks, breakfast bar, radiator, sink with mixer tap and drainer, uPVC window.

**Utility Room**  
7'6 x 7'8 (2.29m x 2.34m)  
Space for fridge freezer and dryer, houses combi boiler.

**Landing**  
UPVC windows, loft access.

**Bedroom One**  
14'5 x 13'4 max points (4.39m x 4.06m max points)  
UPVC window, radiator, wood effect flooring.

**En-suite**  
Shower cubicle, wash hand basin, w/c.

**Bedroom Two**  
9'2 x 8'9 (2.79m x 2.67m)  
UPVC window, radiator.

**Bedroom Three/Study**  
16'6 x 10'3 (5.03m x 3.12m)  
UPVC window, radiator, study area.

#### **Bedroom Four**

10'4 x 7'2 (3.15m x 2.18m)  
UPVC window, radiator, wood effect flooring.

#### **Bathroom**

11'1 x 5'2 max points (3.38m x 1.57m max points )  
White panelled bath, separate shower cubicle, wash hand basin, w/c, uPVC window, spotlights.

#### **Externally**

To the rear, there is an enclosed yard.

#### **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 – Electric  
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 licensing 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.



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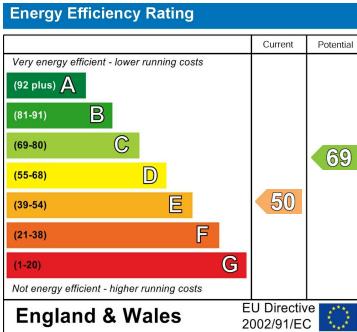
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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