



Whitworth Terrace, Spennymoor, DL16 7LE
3 Bed - House - Terraced
Offers Over £89,950

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*** Fantastic investment opportunity, where the current owners will rent the property back off the buyer ***

Robinsons are delighted to offer to the market this SPACIOUS THREE BEDROOM TERRACED FAMILY HOME which is located on Whitworth Terrace, only a stones throw away from local shops, schools and bus services and only a short walk from Spennymoor town centre where there are a wider range of shopping and leisure facilities. This lovely home benefits of UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. The current owners would be willing to rent the property back off any landlord at £600 PCM which would generate a yield of 7.58% at full asking.

The property briefly comprises entrance, hallway, spacious lounge, separate dining room, Fitted kitchen. Whilst to the first floor three well proportioned bedrooms and family bathroom. Externally the property enjoys front forecourt garden and enclosed yard to the rear. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT. In more detail the accommodation comprises of

EPC Rating D
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

12'8 x 12'7 max points (3.86m x 3.84m max points)

UPVC bay window, radiator, gas fire and surround.

Dining Room

14'1 x 12'9 max points (4.29m x 3.89m max points)

UPVC window, radiator, gas fire.

Kitchen

13'3 x 6'7 (4.04m x 2.01m)

Wall and base units, electric cooker point, radiator, uPVC window, space for fridge freezer, plumbed for washing machine, stainless steel sink mixer tap and drainer, access to rear.

Landing

Storage cupboard.

Bedroom one

11'0 x 10'9 (3.35m x 3.28m)

UPVC window, radiator.

Bedroom two

14'1 x 10'5 max points (4.29m x 3.18m max points)

Airing cupboard, uPVC window, radiator.

Bedroom three

12'8 x 5'4 (3.86m x 1.63m)

UPVC window, radiator.

Bathroom

Bath, wash hand basin, W/C, uPVC window, radiator.

Externally

To the front elevation there is an easy to maintain front garden. Whilst to the rear there is a good sized yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,627.87 p.a

Energy Rating: D

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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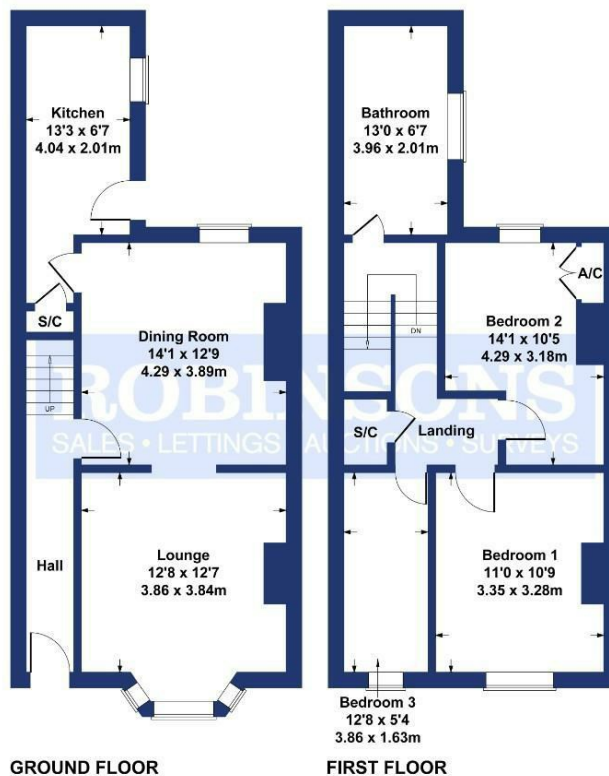
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitworth Terrace

Approximate Gross Internal Area
1090 sq ft - 101 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		
(93-101)	B		
(85-89)	C		
(69-84)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England & Wales		64	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-91)	B		
(89-80)	C		
(85-65)	D		
(59-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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