



Front Street, Croxdale, DH6 5HY
2 Bed - House - Terraced
Asking Price £99,950

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NO ONWARD CHAIN

Robinsons are delighted to offer for sale this charming Grade II listed, two-bedroom mid-terraced home, situated in the popular village of Croxdale. The location provides easy access to Spennymoor town centre and is approximately a ten-minute drive from Durham City.

In our view, this well-presented property would make an ideal home for a first-time buyer or young couple, and may also appeal to those looking to downsize. It boasts a good-sized front garden, an attractive, low-maintenance rear patio, and a particularly impressive large living room. The home is in good decorative order throughout and benefits from gas central heating and uPVC double glazing. Local amenities, bus routes, and schools are all within easy reach.

An internal viewing is strongly recommended to fully appreciate the quality and character of this lovely home.

The accommodation briefly comprises:

Entrance vestibule, spacious lounge, fitted kitchen, two well-proportioned bedrooms—one with excellent fitted wardrobes—and a first-floor shower room. Externally, the property offers a generous enclosed garden to the front and a well-maintained patio area to the rear.

EPC Rating - D
Council Tax Band - A

Vestibule

Access to Lounge

Lounge

15'9 x 11'9 max points (4.80m x 3.58m max points)
Upvc window, radiator

Dining room

12'7 x 4'8 max point (3.84m x 1.42m max point)
Radiator, Storage cupboard.

Kitchen

10'3 x 9'6 max point (3.12m x 2.90m max point)

Wall and base unit, gas cooker point, stainless sink with drainer, radiator, Upvc windows, plumbed for washing machine, space for fridge, tiled splash backs.

Rear Hall

Radiator, loft access.

Landing

Radiator, loft access.

Bedroom One

12'1 x 14'9 (3.68m x 4.50m)
Upvc window, radiator, fitted wardrobes,

Bedroom Two

14'8 x 9'6 (4.47m x 2.90m)
Upvc window, radiator,

Shower Room

Double shower cubicle, wash hand basin, w/c, Upvc window, chrome towel rail, spot lights.

Externally

To front elevation is a enclosed garden & patio, while to the rear there is a good sized 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 – Gas

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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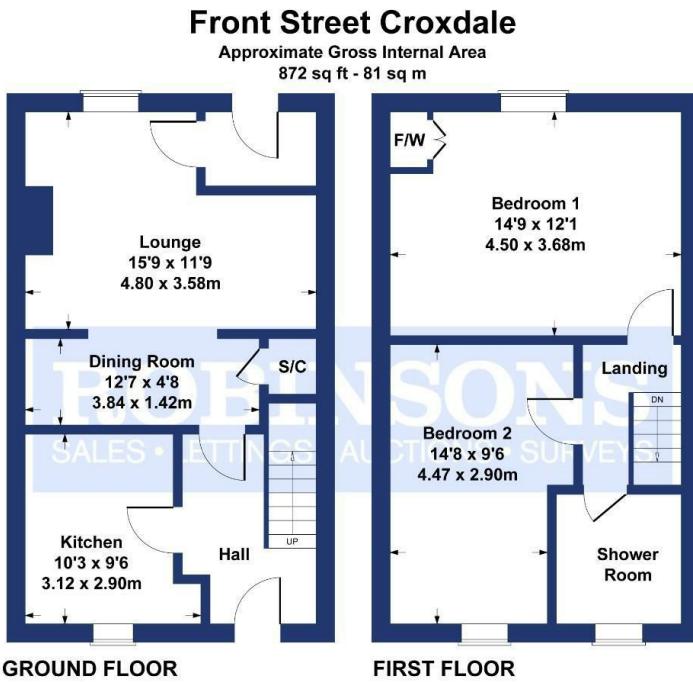
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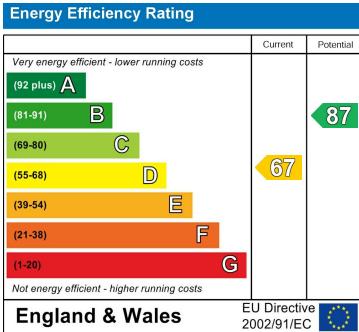
Dedicated Property Manager



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. 2026



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