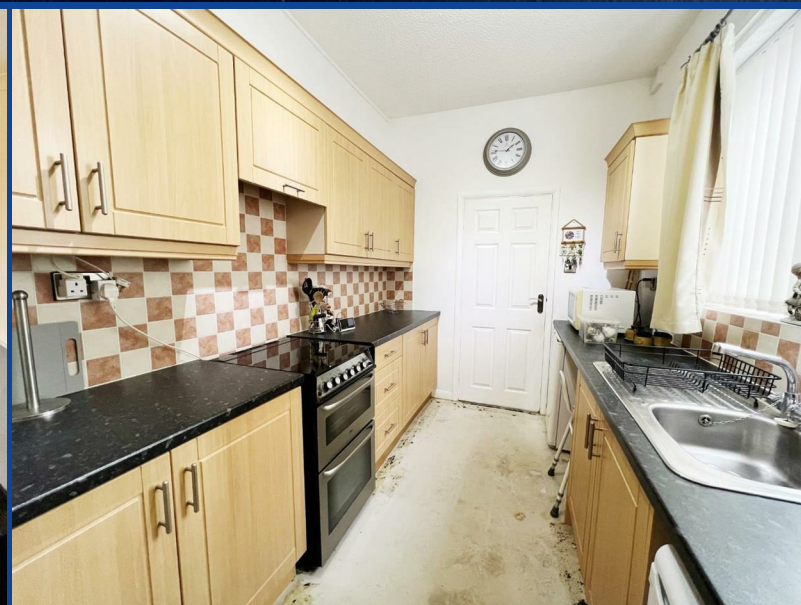
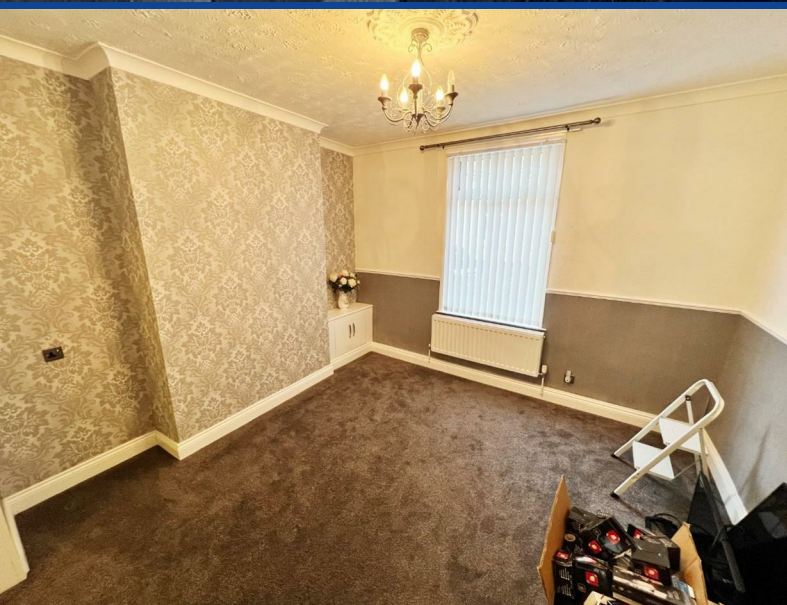




Stratton Street, DL16 7TW
3 Bed - House - Terraced
£69,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are pleased to offer to the market this THREE BEDROOM MID TERRACED HOUSE, which is offered to the market with no onward chain. The property is also conveniently located and lies approximately a five minute walk from Spennymoor Town Centre, local shops, schools and amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. This lovely home would prove an ideal purchase for the FIRST TIME BUYER or PROPERTY INVESTOR. The property benefits from modern fitted kitchen, large lounge, separate dining room, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE HALLWAY, LARGE LOUNGE, Separate DINING ROOM leading to a well presented KITCHEN and ground floor bathroom. Whilst to the first floor, there is a landing area which gives access to double bedrooms all with the added bonus of fitted wardrobes. The property has a larger than average yard to the rear. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band A

Hallway

Stairs to first floor.

Lounge

13'6 x 12'11 max points (4.11m x 3.94m max points)

Quality flooring, electric fire with surround, uPVC window, radiator.

Dining Room

12'5 x 11'2 max points (3.78m x 3.40m max points)

Quality flooring, radiator, uPVC window.

Kitchen

12'2 x 7'3 (3.71m x 2.21m)

Wall and base units, cooker point, stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled splashbacks, space for under counter fridge freezer, storage cupboard.

Inner Hall

Access to rear.

Bathroom

7'3 x 5'3 (2.21m x 1.60m)

Panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window, tiled walls, extractor fan.

Landing

Quality flooring, radiator.

Bedroom One

16'2 x 11'2 max points (4.93m x 3.40m max points)

Fitted wardrobes, uPVC window, radiator.

Bedroom Two

13'8 x 9'3 max points (4.17m x 2.82m max points)

UPVC window, radiator, quality flooring, fitted wardrobes.

Bedroom Three

12'4 x 7'3 max points (3.76m x 2.21m max points)

UPVC window, radiator, fitted wardrobes.

Externally

To the rear there is an enclosed garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: average

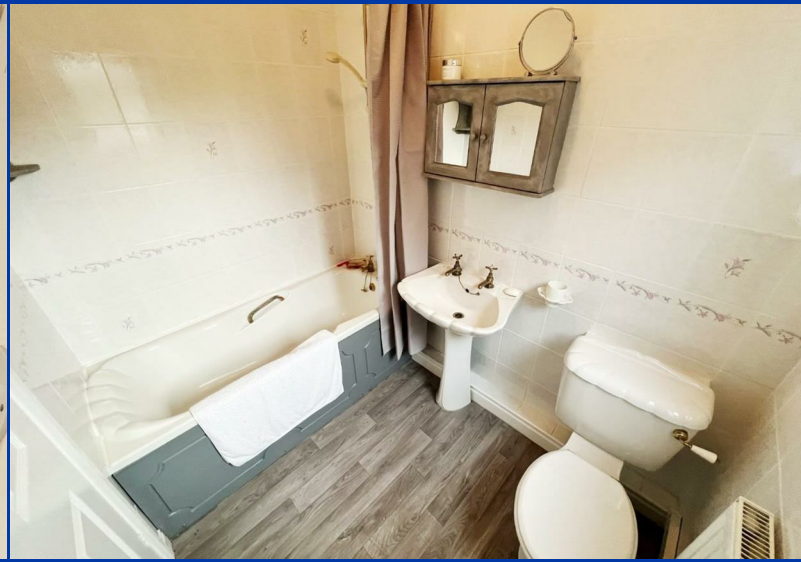
Tenure: Freehold

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.



OUR SERVICES

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Conveyancing

Surveys and EPCs

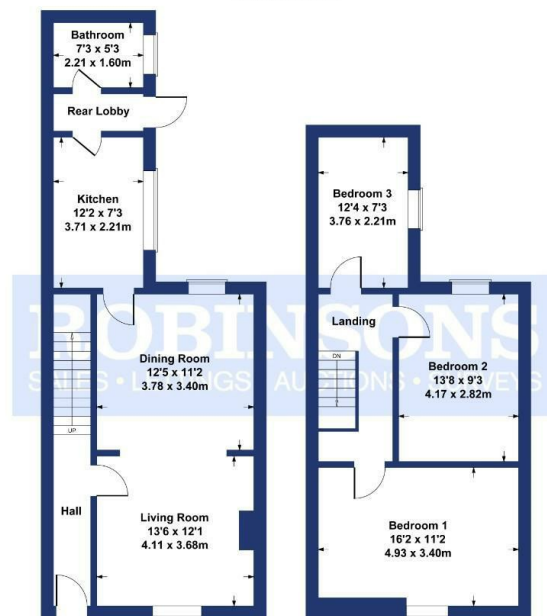
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Stratton Street
Approximate Gross Internal Area
1064 sq ft - 99 sq m

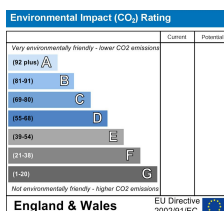
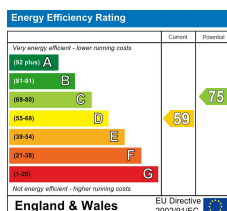


GROUND FLOOR

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. 2025



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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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