





Marmaduke Street, Spennymoor, DL16 6DN
3 Bed - House - Semi-Detached
Starting Bid £95,000

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For sale by Modern Method of Auction: Starting Bid Price £95,000 Plus Reservation Fee.

Robinsons, in association with I Am Sold, are delighted to offer to the market this excellent opportunity to acquire an extended three-bedroom semi-detached property occupying a substantial corner plot with outstanding potential.

Offering fantastic scope for improvement, extension, or redevelopment (subject to the necessary planning permissions), this generous plot may also provide the opportunity for an additional dwelling, making it an attractive prospect for a wide range of buyers, investors, and developers alike.

Ideally situated within walking distance of Spennymoor Town Centre, the property enjoys easy access to a range of local shops, schools, and amenities. It is also well placed for commuters, with excellent transport links via the A1(M) and A19, providing convenient access to Durham City, Darlington, Teesside, and the surrounding areas.

The accommodation briefly comprises an entrance hallway, spacious lounge, dining room, and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from a low-maintenance front garden, driveway, and garage. A second garage and the impressive wrap-around garden further enhance the property's appeal, offering exceptional outdoor space and significant development potential.

Viewing is highly recommended to fully appreciate the size of the plot and the wealth of opportunities this property has to offer.

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
14'0 x10'1 max point (4.27m x3.07m max point)
Upvc window, gas fire and surround.

Dining room
14'0 x 12'0 (4.27m x 3.66m)
Upvc window, radiator.

Kitchen
11'6 x 7'4 (3.51m x 2.24m)
White base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap, Upvc window, radiator, plumbed for washing machine, storage cupboard, access to rear.

Landing
Loft access

Bedroom One
12'8 x 10'1 (3.86m x 3.07m)
Upvc windows, radiator, storage cupboard x 3.

Bedroom Two
16'4 x 8'3 (4.98m x 2.51m)
Upvc windows, radiator.

Bedroom Three
13'8 x 11'9 (4.17m x 3.58m)
Upvc window, radiator.

Shower room
11'6 x 7'3 (3.51m x 2.21m)
Walk in shower, wash hand basin, w/c, Upvc window, radiator, storage cupboard.

Externally
To the front of the property is an easy-to-maintain garden, together with a generous driveway providing ample off-road parking and access to the integral garage. To the rear, the property benefits from a second garage and a substantial wrap-around garden, extending along the side of the property and offering excellent outdoor space with further potential.

Auction notes.
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 winning bidder 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.

Agents 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 Central Heating
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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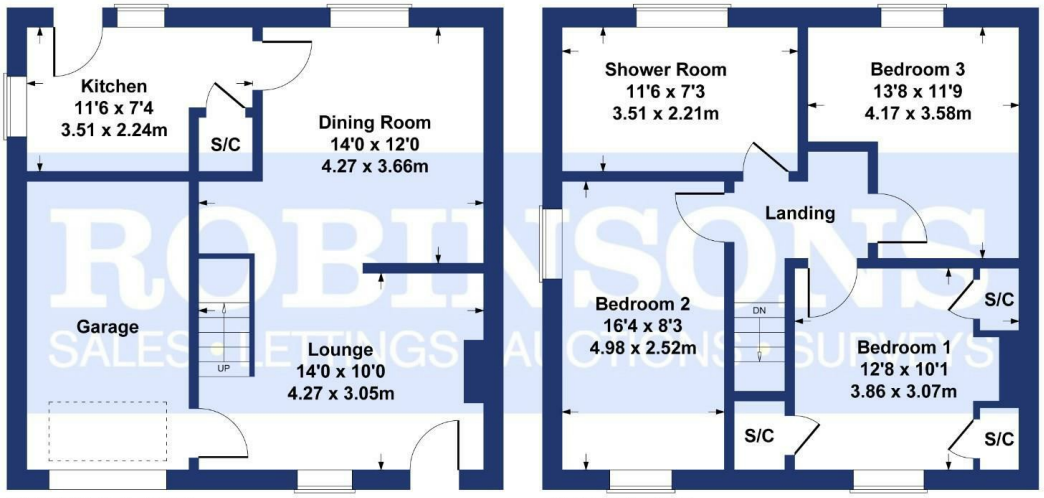
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Marmaduke Street

Approximate Gross Internal Area
1046 sq ft - 97 sq m

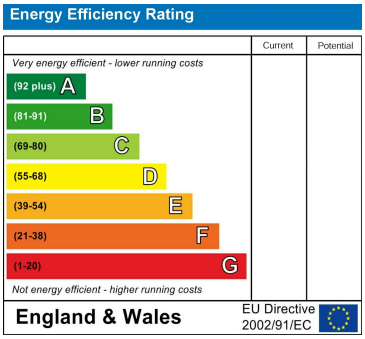


GROUND FLOOR FIRST FLOOR

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. 2026



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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