



**Baff Street, Spennymoor, DL16 7TZ**  
**3 Bed - House - Mid Terrace**  
**£59,950**

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Robinsons are delighted to present this charming three-bedroom mid-terraced house located on Baff Street in Spennymoor. Offered to the market with no onward chain, this property is an excellent opportunity for first-time buyers or property investors alike.

Conveniently situated, the home is just a five-minute stroll from Spennymoor Town Centre, where you will find a variety of local shops, schools, and essential amenities. For those commuting, the property is ideally placed for easy access to Durham City, Darlington, and Teesside, with the A1 and A19 nearby, ensuring excellent road links to other areas of the region.

Upon entering, you are welcomed into a spacious entrance that leads to a large lounge, perfect for relaxation and entertaining. Adjacent to the lounge is a separate dining room, which flows into a well-presented fitted kitchen, making it a delightful space for family meals and gatherings. The property benefits from UPVC double glazing and gas central heating, ensuring comfort throughout the year.

The first floor comprises three generously sized bedrooms, providing ample space for family or guests, along with a family bathroom that caters to all your needs. Externally, the property features a rear yard, offering a private outdoor space for leisure or gardening.

In summary, this mid-terraced house on Baff Street is a wonderful opportunity to acquire a well-located and well-presented home in Spennymoor, ideal for those looking to settle in a vibrant community.

#### Lounge

14'9 x 11'6 max points (4.50m x 3.51m max points )  
Upvc window, radiator, stairs to the first floor.

#### Dining Room.

15'3 x 11'3 max points (4.65m x 3.43m max points )  
Upvc window, radiator.

#### Kitchen

13'3 x 5'8 (4.04m x 1.73m )  
Morden white wall and base units, electric cooker point, plumbed for washing machine, space for fridge/freezer, stainless steel sink with drainer and mixer tap, Upvc window, radiator, tiled splash backs, access to rear.

#### Landing

Access to bedrooms and bathroom.

#### Bedroom One

18'5 x 9'2 (5.61m x 2.79m )  
Upvc window, radiator,

#### Bedroom Two

9'2 x 8'3 max points (2.79m x 2.51m max points )  
Upvc window, radiator, airing cupboard.

#### Bedroom Three

15'1 x 5'8 (4.60m x 1.73m )  
Upvc window, radiator.

#### Bathroom.

White panelled bath, wash hand basin, W/C, Upvc window, radiator.

#### Externally

To the rear is an enclosed yard with useful brick store.

#### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £ 1,703.96 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains unknown if metered.

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – EE O2 Three Vodafone

Estimated Broadband Download speeds – Ultra-fast 10000Mbps \*

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 – Yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk website – Very Low

Coastal Erosion – NA

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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