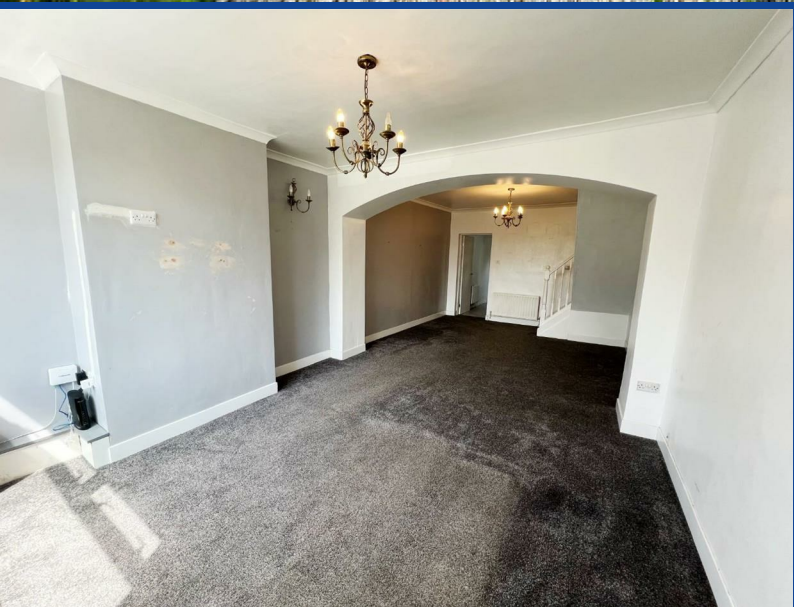




South Terrace, Spennymoor, DL16 6DX
2 Bed - House - End Terrace
Starting Bid £55,000

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For sale by Modern Method of Auction: Starting Bid Price £55,000 Plus Reservation Fee

Offered to the market with no onward chain, this well-presented two-bedroom end-terraced property is sure to appeal to a variety of purchasers, including first-time buyers and investors. The home has been well maintained throughout and offers spacious, comfortable living accommodation. Ideally located within walking distance of Spennymoor town centre, the property enjoys easy access to a wide range of local amenities, shopping facilities, schools and excellent transport links. Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, spacious open-plan lounge and dining room, a well-appointed kitchen, rear lobby, and family bathroom. To the first floor are two generous double bedrooms. Externally, the property features a lengthy garden to the front and an enclosed rear yard, providing useful outdoor space. In our opinion, this is an excellent opportunity to purchase a ready-to-move-into home in a convenient location, and early viewing is recommended.

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

EPC Rating TBC
Council Tax Band A

Lounge

11'8 x 11'9 max points (3.56m x 3.58m max points)

UPVC windows, Radiator

Dining room

12'1 x 11'9 max points (3.68m x 3.58m max points)

Radiator, stairs to 1st floor

Kitchen

11'2 x 7'0 (3.40m x 2.13m)

Modern wall & base units, integrated fridge freezer, oven, hob, extractor fan, stainless steel sink with mixer tap & drainer, UPVC windows, radiator, plumbed for washing machine

Bathroom

White panelled bath with shower over, Wash hand basin, w/c, tiled splash backs, feature radiator, UPVC windows

Landing

Bedroom one

12'3 x 11'9 max points (3.73m x 3.58m max points)

UPVC windows, radiator

Bedroom two

13'0 x 8'8 (3.96m x 2.64m)

UPVC windows, Radiator, A/C

Externally

To the front elevation is a long garden while to the rear there is an enclosed garden

Agent notes

Council Tax: Durham County Council, tax 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 – no

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.

Auction notes

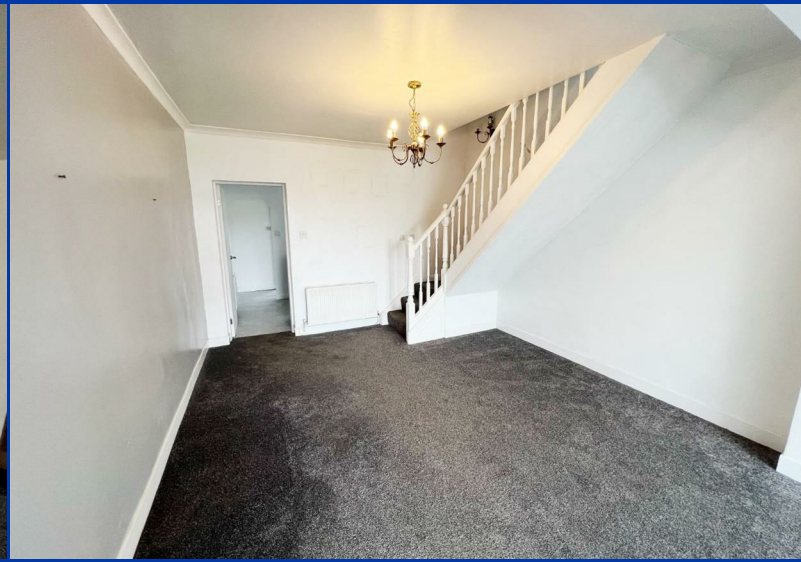
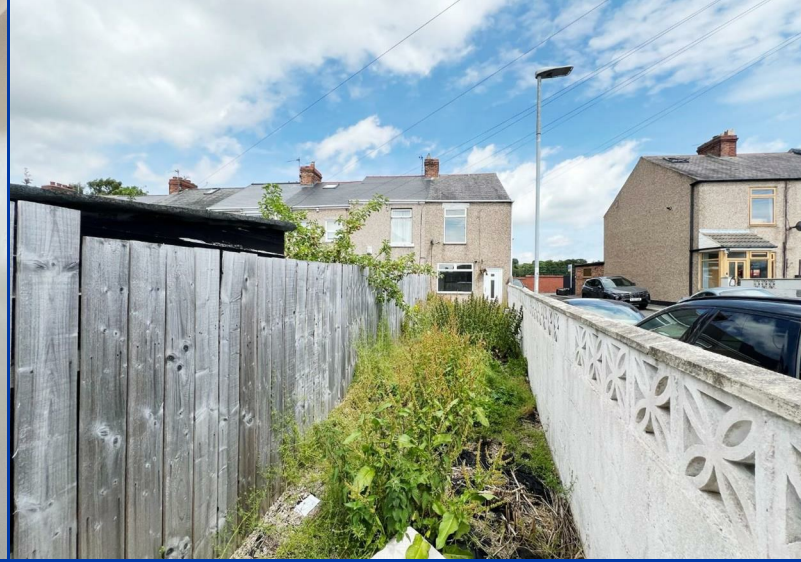
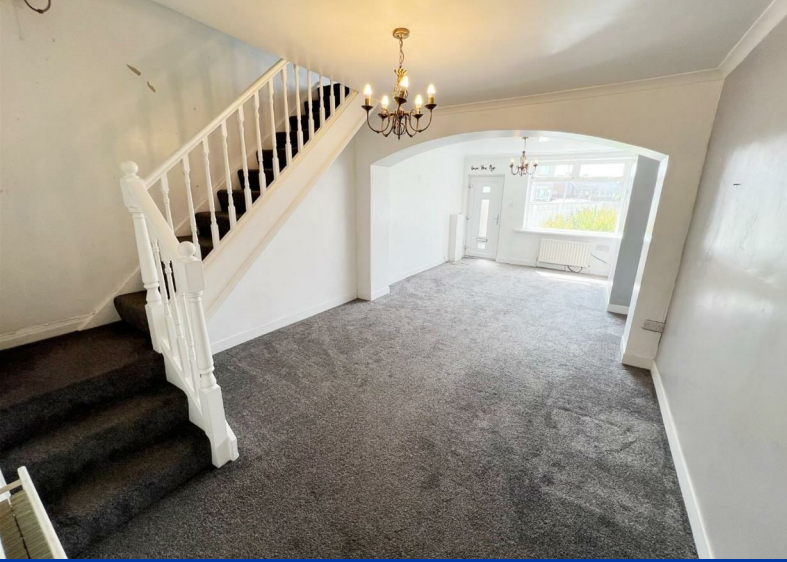
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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.



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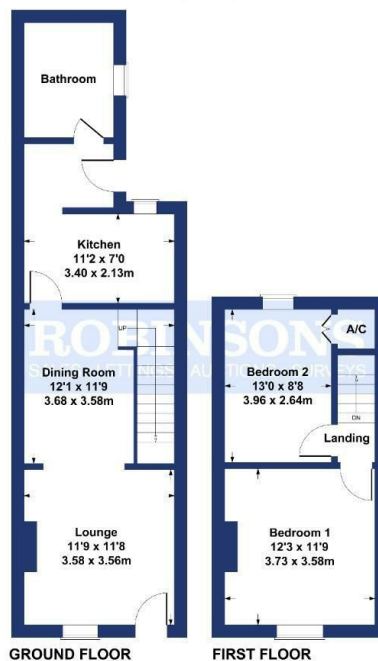
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South Terrace Spennymoor, DL16 6DX

Approximate Gross Internal Area
775 sq ft - 72 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

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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E: info@robinsonssedgefield.co.uk

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The Wynd

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E: info@robinsonswynyrd.co.uk

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.

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



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