



Upper Church Street, Spennymoor, DL16
6HU
2 Bed - House - End Terrace
£77,500

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Robinsons are delighted to offer to the market with no onward chain, this well presented two bedroom end-terraced property. The property is positioned pleasantly within the highly sought after location of Upper Church Street and is ideally located for local shops schools and amenities which lie approximately 1 mile away and ideally placed for the commuter travelling to Durham City, Darlington and Teesside. The A1 and A19 are within close proximity, providing good transport links to other parts of the region. The property has an endless amount of benefits and some of its key features are; spacious lounge, modern kitchen and bathroom and large rear garden. Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance hall, lounge, open plan kitchen/diner. To the first floor is two good sized bedrooms and family bathroom. Externally to the front elevation is pleasant out look and to the rear is a private large garden and patio which isn't directly over looked.

EPC Rating E
Council Tax Band A

Hall

Radiator, stairs to the first floor.

Lounge

13'8 x 12'6 max points (4.17m x 3.81m max points)

Wood effect flooring, storage cupboard, uPVC window.

Kitchen/Diner

16'0 x 9'2 (4.88m x 2.79m)

White wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, gas cooker point, space for fridge freezer and dining room table, tiled splashbacks, uPVC window, radiator, access to the rear.

Landing

Loft access.

Bedroom One

15'9 x 12'1 max points (4.80m x 3.68m max points)

UPVC window, radiator, wood effect flooring.

Bedroom Two

10'2 x 9'2 max points (3.10m x 2.79m max points)

UPVC window, radiator, wood effect flooring.

Bathroom

7'6 x 5'4 (2.29m x 1.63m)

Panelled bath with shower over and tiled splashbacks, uPVC window, wash hand basin, w/c, radiator.

Externally

To the rear, there is a large garden and lovely patio area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,549.55 P.A

Energy Rating: E

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.



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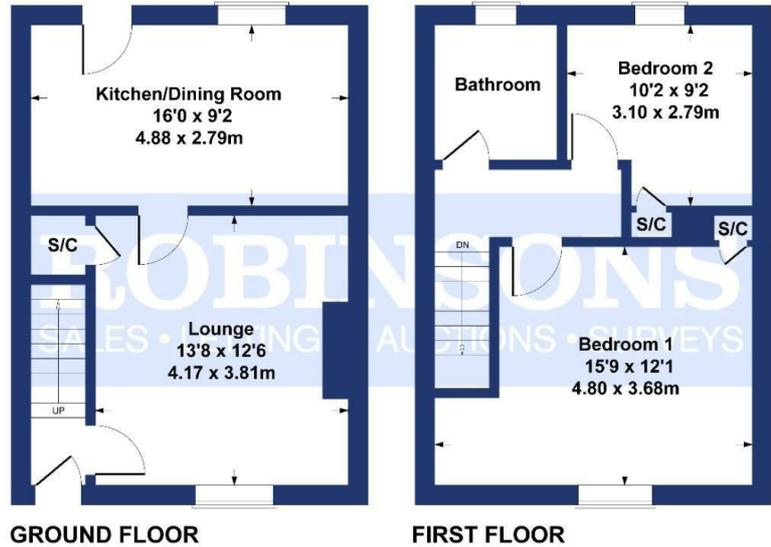
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Upper Church Street

Approximate Gross Internal Area
747 sq ft - 69 sq m



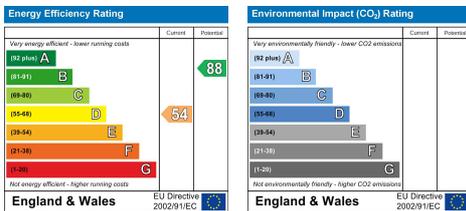
GROUND FLOOR

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. 2023



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