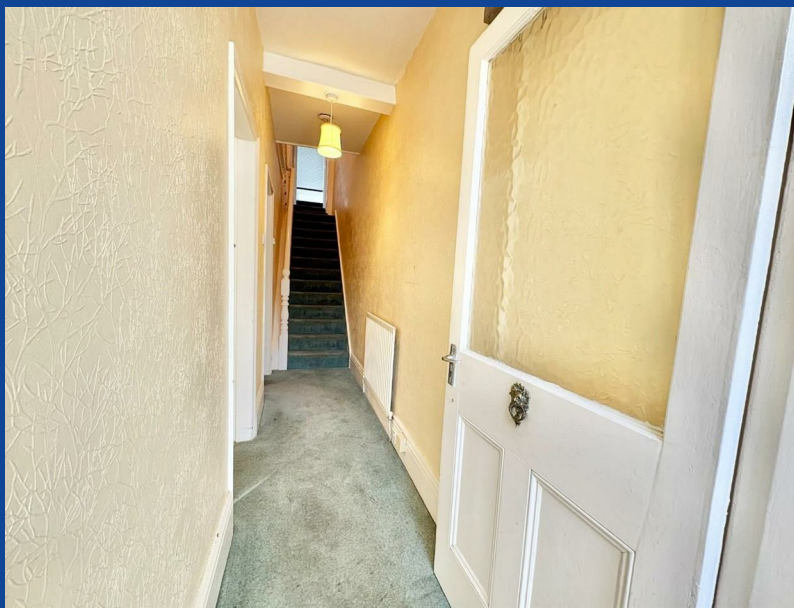




**Durham Road, Spennymoor, DL16 6JX**  
**3 Bed - House - Mid Terrace**  
**Starting Bid £99,950**

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For sale by Modern Method of Auction: Starting Bid Price £99,950 Plus Reservation Fee

Robinsons are delighted to offer to the market this **DECEPTIVELY SPACIOUS THREE BEDROOMED MID TERRACED HOUSE**, located on Durham Road being within just over a minute walk from Tudhoe Cricket club and the charming Tudhoe Village. Spennymoor town centre is also a short drive away, where a wider range of amenities can be found. The property also has the added bonus of excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of purchasers and viewers will not be disappointed, the property has an endless amount of benefits and some of its key features are, spacious living throughout, beautiful kitchen, ground floor bedroom & wet room, off road parking, garage, large garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This perfect family home briefly comprises ENTRANCE hallway, spacious LOUNGE, SEPARATE DINING ROOM, and FITTED KITCHEN. To the first floor there are THREE WELL PROPORTIONED BEDROOMS with bedroom one and two having a lovely outlook & storage cupboards and the family bathroom with separate w/c completes the first floor. Externally the property enjoys front has a easy to maintain FORECOURT, while to the rear elevation there is an enclosed YARD, SPACIOUS GARDEN, and a DETACHED GARAGE.

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

15'7 x 13'4 (4.75m x 4.06m)

Upvc bay window, radiator.

#### Dining room

13'4 x 14'5 (4.06m x 4.39m)

Gas fire and surround, Upvc window, radiator, storage cupboard.

#### Kitchen

14'3 x 7'8 (4.34m x 2.34m)

Wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, electric cooker point, tiled splash backs, access to rear.

#### Landing

Loft access.

#### Bedroom One

13'2 x 11'1 (4.01m x 3.38m)

Upvc window, radiator, storage cupboard.

#### Bedroom Two

11'1 x 14'5 (3.38m x 4.39m)

Upvc window, lovely outlook, storage cupboard, radiator.

#### Bedroom Three

10'2 x 5'6 (3.10m x 1.68m)

Upvc window, radiator.

#### Bathroom

Panelled bath, wash hand basin, Upvc window, airing cupboard.

#### W/C

W/C, Upvc window.

#### Externally

To the front elevation is a easy to maintain forecourt, while to the rear there is a good sized enclosed yard which gives access to a garage and garden which is located over the back lane.

#### Agent 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.

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

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## CROOK

Royal Corner

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E: info@robinsonscrook.co.uk

## WYNYARD

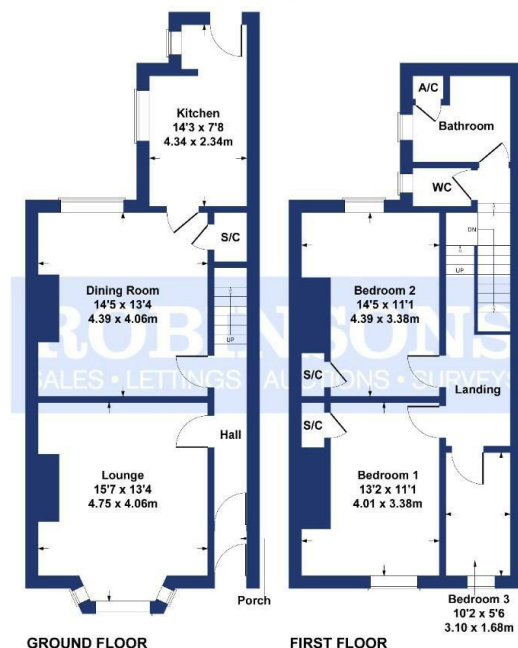
The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Durham Road  
Approximate Gross Internal Area  
1133 sq ft - 105 sq m



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

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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