



Pearson Street, Spennymoor, DL16 6HP
2 Bed - House - Mid Terrace
Asking Price £75,000

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Robinsons are delighted to offer to the market this beautifully presented TWO BEDROOM TERRACED HOUSE situated on Pearson Street, Spennymoor. In our opinion, the property would make a perfect purchase for a first time buyer and is tastefully decorated throughout to a high standard. Particular mention should be made of the stunning family bathroom and the overall presentation of the home.

The property briefly comprises; entrance hall, spacious lounge and a well presented fitted kitchen. To the first floor are two good sized bedrooms and a stylish family bathroom. Externally, to the rear elevation, there is a lovely enclosed patio area providing an ideal space for outdoor seating and entertaining.

Early viewing is advised to avoid disappointment.

Epc Rating - TBC
Council tax band - A

Hall

Radiator, quality flooring, stairs to first floor.

Lounge

14'2 x 11'7 max points (4.32m x 3.53m max points)

Radiator, quality flooring, Upvc window, tastefully decorated.

Kitchen

13'2 x 7'9 (4.01m x 2.36m)

White wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge / freezer, electric cooker point, tiled splash backs, Upvc window, storage cupboard and access to the rear.

Landing

Quality flooring and loft access.

Bedroom One

14'0 x 11'7 (4.27m x 3.53m)

Fitted wardrobes, Upvc window, radiator, storage cupboard.

Bedroom Two

8'5 x 8'3 (2.57m x 2.51m)

Storage cupboard / Airing cupboard, radiator, Upvc window,

Bathroom

White panelled bath with shower over, wash hand basin, W/C, Upvc window, tiled splash back, tiled flooring, chrome towel radiator, spot lights.

Externally

To the rear is a lovely enclosed patio.

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

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>

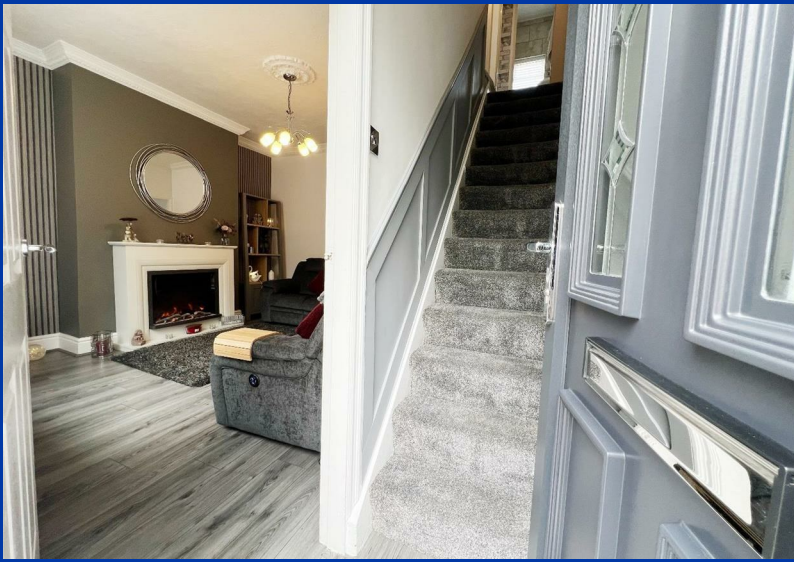
Protected Trees – None known

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 £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	

DURHAM

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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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