

Craddock Street, DL16 7TA
2 Bed - House - Mid Terrace
£475 Per Calendar Month

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We offer to the market this spacious TWO BEDROOM MID TERRACE HOUSE. The property is located within easy walking distance of Spennymoor Town Centre providing a range of local amenities and leisure facilities. Local schools and bus routes are also close by. In our opinion the property would be ideal for an ideal investment opportunity. The property enjoys the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

To the rear, there is an enclosed yard.

In brief the property comprises of; entrance hallway, lounge, separate dining room, modern kitchen, to the first floor is two good sized bedrooms and well presented shower room. Externally to the rear is an easy to maintain yard.

DSS – No
Pets – Yes
Smokers – No
Tenant Income - £14,400
Guarantor Income (If Required) - £17,280

Hallway

Stairs to the first floor, access to the lounge.

Lounge

13'8 x 11'5 max points (4.17m x 3.48m max points)
UPVC window, radiator.

Dining Room

14'8 x 12'2 (4.47m x 3.71m)
Storage cupboard, radiator, French doors leading to the rear, airing cupboard.

Kitchen

10'9 x 5'9 (3.28m x 1.75m)
Modern white wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, uPVC window, plumbed for washing machine, radiator, space for fridge freezer.

Landing

Radiator, loft access.

Bedroom One

14'1 x 17'0 max points (4.29m x 5.18m max points)
UPVC window, radiator.

Bedroom Two

12'8 x 9'4 (3.86m x 2.84m)
UPVC window, radiator.

Wet Room

10'9 x 5'9 max points (3.28m x 1.75m max points)
Shower, wash hand basin, w/c, radiator, tiled surround, uPVC window.

Externally



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

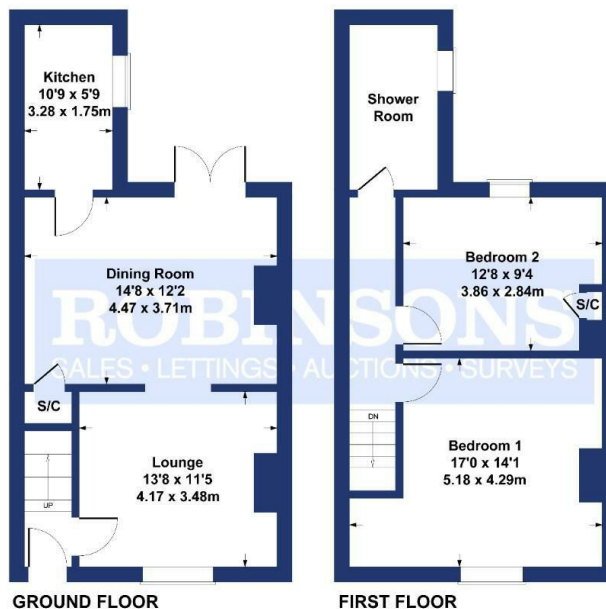
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Craddock Street
Approximate Gross Internal Area
924 sq ft - 86 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. 2023

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 67 | 86 |

Ways energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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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.

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