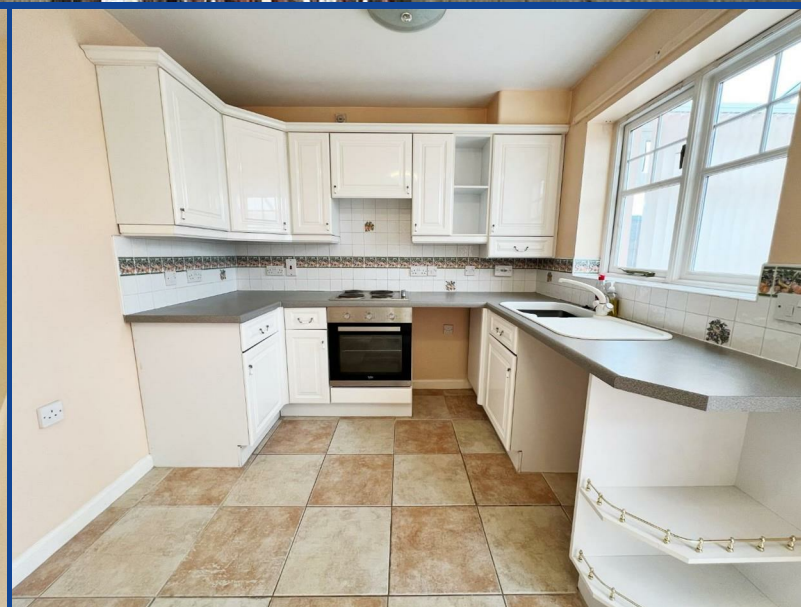




Rushmoor, Spennymoor, DL16 6NX
2 Bed - House - Mid Terrace
£105,000

ROBINSONS
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Robinsons are delighted to present this charming two-bedroom terraced house, situated in a sought-after residential development and offered to the market with no onward chain. Perfectly positioned for easy access to local amenities, this property is ideal for a range of buyers, from first-time homeowners to small families. The home benefits from uPVC double glazing and gas central heating, ensuring comfort and energy efficiency.

The accommodation briefly comprises an entrance hall, a spacious lounge, and a modern open-plan kitchen/breakfast room equipped with integrated cooking facilities, flowing seamlessly into a bright conservatory. Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom. Externally, the property features two allocated parking spaces, while the rear offers a low-maintenance garden, perfect for relaxation or entertaining.

In further detail, the accommodation includes:

EPC Rating D
Council Tax Band A

Entrance Hall

Radiator, stairs to first floor.

Lounge

13'6 x 9'7 max points (4.11m x 2.92m max points)
UPVC window, radiator, electric fire and surround.

Kitchen/Diner

12'9 x 8'6 (3.89m x 2.59m)
White wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, tiled splashbacks.

Conservatory

9'1 x 8'5 (2.77m x 2.57m)
French doors leading to rear.

Landing

Loft access.

Bedroom One

12'4 x 10'9 (3.76m x 3.28m)
UPVC window, radiator, storage cupboard.

Bedroom Two

11'3 x 6'4 (3.43m x 1.93m)
UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, tiled flooring and splashbacks, uPVC window, radiator.

Externally

To the front elevation is a good sized driveway. While to the rear there is an easy to maintain garden/patio.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal:
Tenure: Freehold
Council Tax: Durham County Council, Band: A approx. £1,703.96 pa
Energy Rating: TBC

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.



OUR SERVICES

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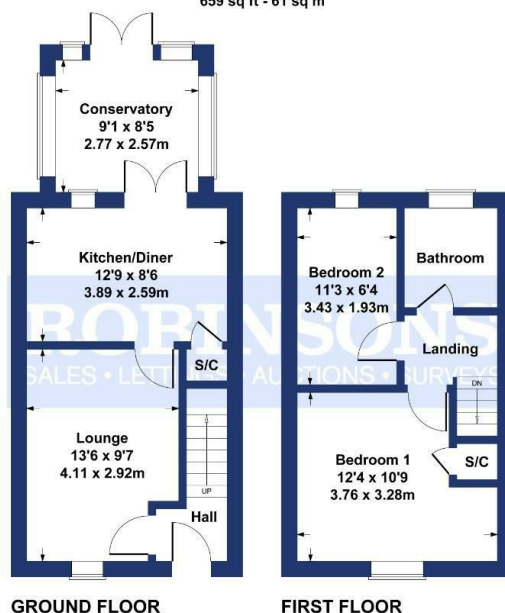
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rushmoor
Approximate Gross Internal Area
659 sq ft - 61 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
105-91 kWh/m²/yr	A	
91-81 kWh/m²/yr	B	
81-65 kWh/m²/yr	C	
65-55 kWh/m²/yr	D	
55-45 kWh/m²/yr	E	
45-35 kWh/m²/yr	F	
35-25 kWh/m²/yr	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-81 g/kWh	A	
81-61 g/kWh	B	
61-41 g/kWh	C	
41-21 g/kWh	D	
21-11 g/kWh	E	
11-1 g/kWh	F	
1-0 g/kWh	G	
Not environmentally friendly - higher CO ₂ 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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