



**Watson Street, Spennymoor, DL16 7AY**  
**3 Bed - House - End Terrace**  
**£650**

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An excellent opportunity has arisen to acquire this beautifully renovated three-bedroom end terrace house, ideally positioned on the outskirts of Spennymoor. Watson Street is just a couple of minutes' walk from local bus routes, while Spennymoor Town Centre and a range of everyday amenities are located approximately three quarters of a mile away.

The property has been fully refurbished throughout, boasting a new kitchen, new bathroom, new floor coverings, UPVC double glazing, and gas central heating. In our opinion, this superbly upgraded home will appeal to a wide variety of rental applicants.

The accommodation briefly comprises: entrance vestibule, spacious lounge with feature electric fire surround, separate dining room, and a stunning new kitchen. To the first floor, there are three well proportioned bedrooms and a modern bathroom. Externally, the property benefits from a large rear yard and a garage.

#### **Agents Notes**

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

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>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.

#### **Redress**

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	90
(69-80) C	78
(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

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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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