



Baff Street, Spennymoor, DL16 7TZ
2 Bed - House - Mid Terrace
£55,500

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Robinsons are delighted to offer to the market this well proportioned TWO BEDROOM MID TERRACE HOUSE which in our opinion would be a fantastic rental investment or first time buyer property. The property is conveniently located and lies approximately a five minute walk from Spennymoor Town Centre, local shops, schools and amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. The property benefits from; UPVC DOUBLE GLAZING and GAS CENTRAL HEATING and NO ONWARD CHAIN.

The property briefly comprises of; ENTRANCE, LOUNGE with feature fire surround, KITCHEN/Diner, whilst to the first floor TWO decent sized BEDROOMS and BATHROOM with white suite. Externally the property has a REAR YARD. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band A

Lounge

15'2 x 12'5 (4.62m x 3.78m)

UPVC window, radiator, electric fire and surround.

Kitchen/Diner

18'3 x 7'6 (5.56m x 2.29m)

White wall and base units, stainless steel sink with mixer tap and drainer, radiator, fridge, oven, washing machine, dryer, radiator, airing cupboard, uPVC windows, radiator, space for dining room table, access to the rear, tiled splashbacks.

Landing

Storage cupboard.

Bedroom One

12'5 x 10'6 max points (3.78m x 3.20m max points)

UPVC window, radiator, fitted wardrobes, storage cupboards.

Bedroom Two

8'1 x 7'2 (2.46m x 2.18m)

UPVC window, pleasant outlook, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, w/c, tiled splashbacks, uPVC window, extractor fan.

Externally

To the rear, there is a small enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,627.87 p.a

Energy Rating: D

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.



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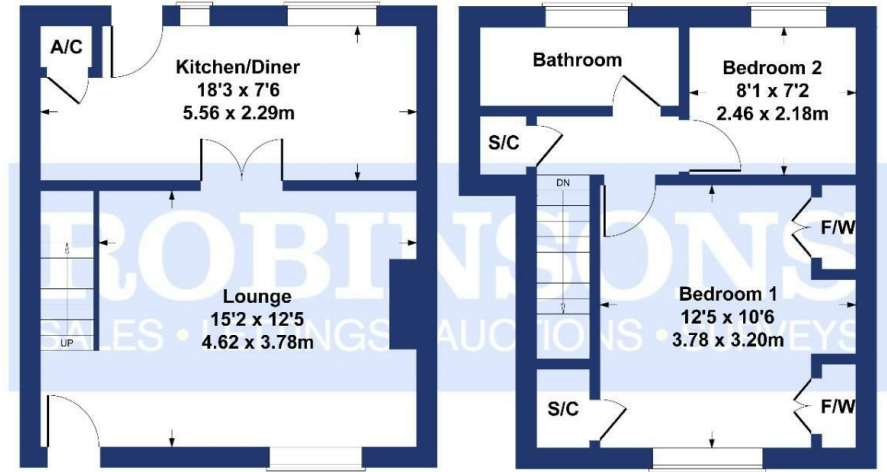
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Baff Street

Approximate Gross Internal Area
709 sq ft - 66 sq m



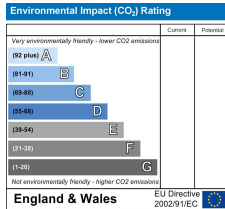
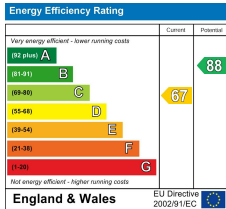
GROUND FLOOR

FIRST FLOOR

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



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