

Upper Church Street, Spennymoor, DL16  
6HU  
2 Bed - House - Mid Terrace  
£69,995

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Robinsons are delighted to offer to the market, this well presented two bedroom terraced property. The property is positioned pleasantly within the highly sought after location of Upper Church Street and is ideally located for local shops schools and amenities which lie approximately 1 mile away and ideally placed for the commuter travelling to Durham City, Darlington and Teesside. The A1 and A19 are within close proximity, providing good transport links to other parts of the region. The property has an endless amount of benefits and some of its key features are; spacious lounge, modern kitchen and bathroom and large rear garden. Given all of the above early viewing is advised to avoid any disappointment as this property will appeal to both first time buyer and investors.

In brief the property comprise of; entrance hall, spacious lounge, open plan kitchen/diner. To the first floor is two good sized bedrooms and family bathroom. Externally to the front elevation is pleasant outlook and to the rear is a good sized garden.

EPC Rating C  
Council Tax Band A

#### Hall

Radiator, stairs to the first floor.

#### Lounge

14'1 x 12'2 max points (4.29m x 3.71m max points)  
UPVC window, radiator, storage cupboard.

#### Kitchen/Diner

15'4 x 9'2 (4.67m x 2.79m)  
White modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, space for fridge freezer and dining room table, radiator, access to the rear, spotlights.

#### Landing

Loft access.

#### Bedroom One

12'1 x 12'1 max points (3.68m x 3.68m max points)  
UPVC window, radiator, storage cupboard, fitted wardrobes.

#### Bedroom Two

10'5 x 9'3 (3.18m x 2.82m)  
UPVC window, radiator, storage cupboard.

#### Bathroom

Panelled bath with shower over. wash hand basin, w/c, spotlights, chrome towel radiator.

#### Externally

To the rear, there is a good sized garden with a useful brick store.

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband:  
Mobile Signal/Coverage:  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,627.87 p.a  
Energy Rating: C

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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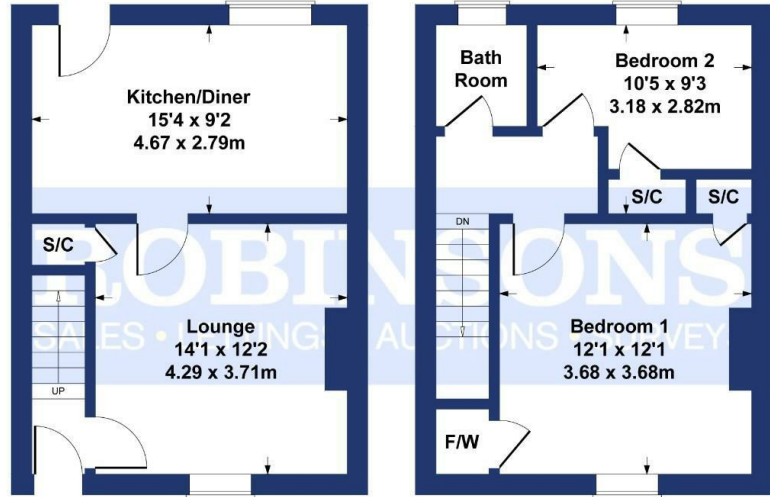
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## Upper Church Street

Approximate Gross Internal Area  
670 sq ft - 62 sq m



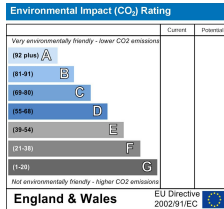
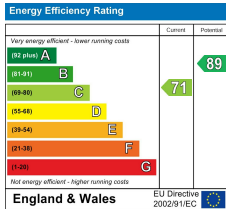
GROUND FLOOR

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. 2024



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