

**Durham Road, Spennymoor, DL16 6SQ**  
**2 Bed - House - Mid Terrace**  
**£105,000**

**ROBINSONS**  
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\*\*\*\*ATTENTION FIRST TIME BUYERS \*\*\*\*

Robinsons are delighted to offer to the market this DECEPTIVELY SPACIOUS and well presented TWO BEDROOMED MID-TERRACED HOUSE which is offered to the market with no onward chain. Located on the popular Durham Road, which is just over a ten minute walk from Spennymoor Town Centre, excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of purchasers and viewers will not be disappointed. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly comprises of; ENTRANCE LOUNGE with feature multi fuel fire, ATTRACTIVE MODERN FITTED KITCHEN with space for a dining area, To the first floor there are TWO WELL PROPORTIONED BEDROOMS and shower room. Externally the property enjoys FRONT FORECOURT GARDEN, while to the rear there is a good sized rear patio. EARLY VIEWING IS ADVISED TO AVOID ANY DISSAPOINTMENT.

EPC Rating D  
Council Tax Band A

#### Lounge

15'0 x 15'2 (4.57m x 4.62m )

UPVC windows, radiator, multi fuel stove, quality flooring.

#### Kitchen/Diner

14'9 x 7'6 (4.50m x 2.29m )

Wall and base units, integrated oven, hob, extractor fan, fridge freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, tiled flooring and splashbacks, radiator, space for dining room table, access to rear.

#### Landing

Loft access.

#### Bedroom One

15'2 x 11'4 (4.62m x 3.45m)

UPVC window, radiator, storage cupboard.

#### Bedroom Two

11'1 x 7'8 (3.38m x 2.34m)

UPVC window, radiator, pleasant outlook.

#### Wet Room

6'1 x 4'6 (1.85m x 1.37m)

Shower, wash hand basin, tiled splashbacks, uPVC window, radiator, extractor fan, tiled surround.

#### Externally

To the front elevation is a pleasant forecourt. While to the rear, there is an a good sized enclosed patio.

#### 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: 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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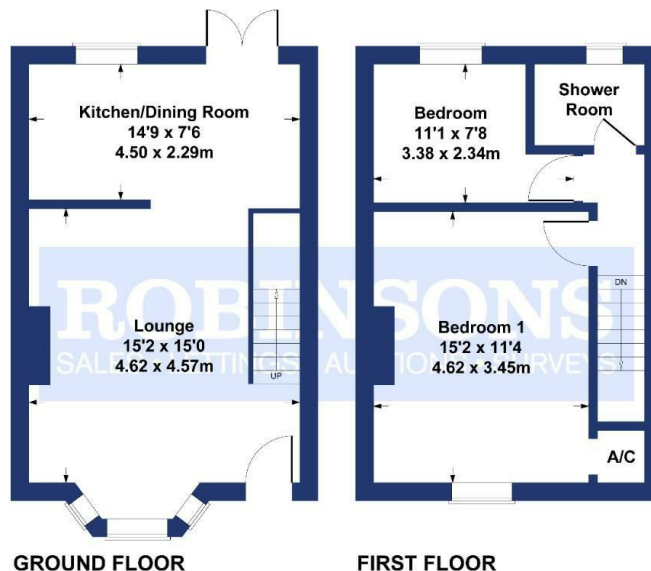
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## Durham Road

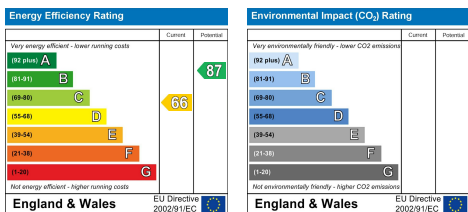
Approximate Gross Internal Area  
706 sq ft - 66 sq m



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. 2022



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