

Craddock Street, Spennymoor, DL16 7SZ
2 Bed - House - Terraced
£49,950

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*** SOLD WITH SITTING LONG TERM TENANT PAYING £323,
AT FULL ASKING PRICE WOULD GENERATE A YIELD OF
7.76% ***

Robinsons are delighted to offer to the market this fantastic investment opportunity to acquire this two bedroom mid terraced property, which is sold with a setting tenant who has been renting the property for over 5 years. The property is located within easy walking distance of Spennymoor Town Centre providing a range of local amenities and leisure facilities, local schools and bus routes are also close by. In our opinion the property would be ideal for an ideal investment opportunity. The property enjoys the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

In brief the property comprises of; entrance, spacious lounge, fitted kitchen / dining room. To the first floor is a landing which gives access to two bedrooms and well presented family bathroom. Externally to the rear, there is an enclosed yard which is currently used as off road parking. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating TBC
Council Tax Band A

Lounge

15'5x14'0 (4.70mx4.27m)

uPVC window and radiator.

Kitchen/Diner

15'6x7'6 (4.72mx2.29m)

Fitted with a range of white wall and base units, integrated oven and hob with extractor fan, space for fridge/freezer, stainless steel sink unit with mixer tap and drainer, tiled splashbacks, radiator, tiled flooring and access to rear.

Landing

Access to bedrooms and bathroom.

Bedroom One

11'1x12'3 (3.38mx3.73m)

Storage cupboard, fitted wardrobe, uPVC window and radiator.

Bedroom Two

8'9x7'9 (2.67mx2.36m)

uPVC window and radiator.

Bathroom

Panelled bath, shower cubicle, wash hand basin, W/C, part tiled walls, extractor fan, radiator and uPVC window.

Externally

To the rear is an enclosed yard which is used as a driveway providing off street parking.

Agents 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

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.



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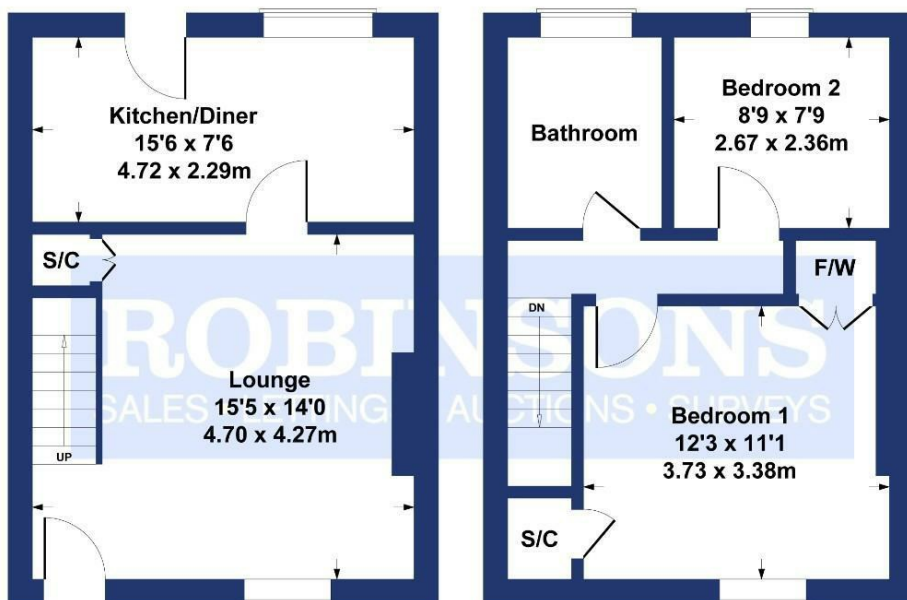
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Craddock Street

Approximate Gross Internal Area
674 sq ft - 63 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-95	B		
95-85	C		
85-65	D		
65-55	E		
55-45	F		
45-35	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	A		
101-91	B		
89-80	C		
85-65	D		
65-55	E		
55-45	F		
45-35	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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