



Salvin Street, Spennymoor, DL16 6HF  
2 Bed - House - Mid Terrace  
£79,995

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Attention first time buyers! A lovely opportunity to acquire this superbly presented TWO BEDROOMED MID TERRACED HOUSE which is not directly overlooked to the front and has an open aspect. This lovely home is a credit to it's current owners and is immaculate throughout, viewers will certainly be impressed. The property benefits from UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING, stylish kitchen and bathrooms, tastefully decorated throughout making it ready to move into and a perfect buy for any first time buyer or investor.

The property briefly comprises of ENTRANCE, LOUNGE, ATTRACTIVE KITCHEN / BREAKFAST ROOM which has a range of modern and stylish wall and base unit along with integrated appliances, REAR LOBBY, MODERN BATHROOM with WHITE SUITE whilst to the first floor TWO LARGE BEDROOMS . EXTERNALLY there is a well maintained REAR YARD. In more detail the accommodation briefly comprises -

EPC Rating C  
Council Tax Band A

#### **Lounge** 11'9x14'9 (3.58mx4.50m)

Quality flooring, electric fire with surround, radiator and uPVC window.

#### **Kitchen/Diner** 15'0x11'8 (4.57mx3.56m)

Fitted with a modern range of wall and base units, electric cooker point, plumbed for washing machine, integrated fridge/freezer and dishwasher, stainless steel sink unit with mixer tap and drainer, storage cupboard, radiator and uPVC radiator.

#### **Inner Hallway** French doors leading to rear, radiator and quality flooring.

#### **Bathroom** 10'2x5'4 (3.10mx1.63m)

Panelled bath, separate shower cubicle, wash hand basin, W/C, heated towel rail, extractor fan and uPVC window.

#### **Landing** Quality flooring.

#### **Bedroom One** 15'0x11'5 (4.57mx3.48m)

Fitted wardrobe, uPVC window and radiator.

#### **Bedroom Two** 14'4x11'8 (4.37mx3.56m)

uPVC window and radiator.

#### **Externally** To the rear is an enclosed yard.

#### **Agents 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  
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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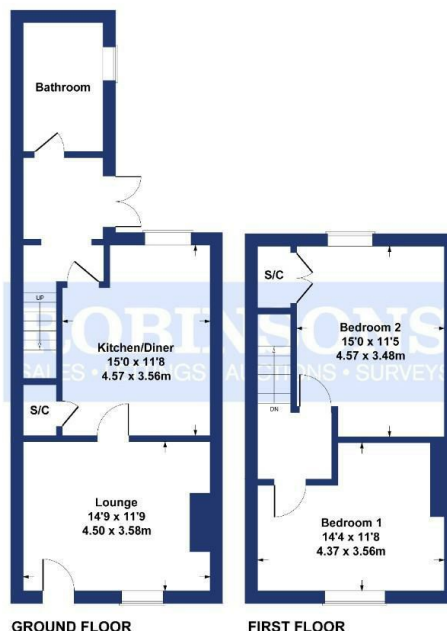
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Salvin Street, Spennymoor

Approximate Gross Internal Area  
916 sq ft - 85 sq m



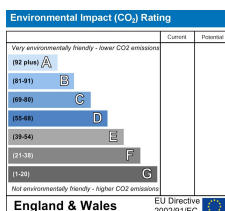
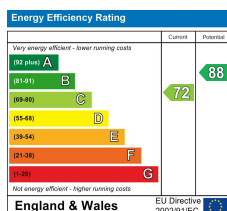
GROUND FLOOR

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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