



South Terrace, Spennymoor, DL16 6DX  
2 Bed - House - Terraced  
Starting Bid £40,000

**ROBINSONS**  
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For sale by Modern Method of Auction: Starting Bid Price £40,000  
Plus Reservation Fee

We are pleased to offer to the sales market with no forward chain this very well looked after TWO BEDROOM MID TERRACE HOUSE which should appeal to a number of buyers including the first time buyer and investors. The property has spacious accommodation throughout and is ideally located being within walking distance of Spennymoor town centre where there is a wide variety of shopping facilities, bus routes and schooling. Benefitting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING the property comprises of ENTRANCE PORCH, LOUNGE, DINING ROOM, KITCHEN, REAR LOBBY and FAMILY BATHROOM. To the first floor there are TWO DOUBLE BEDROOMS and a LOFT which has been bordered for storage. Externally there is a GARDEN to the front and a yard to the rear. In more detail the accommodation comprises of:-

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

EPC Rating E  
Council Tax Band A

#### Entrance Hall

Via uPVC door and uPVC double glazed windows

#### Lounge

12'2" x 12'1" (3.71 x 3.68)

UPVC double glazed window to front elevation, gas fire with fire surround, central heated radiator and under stairs storage cupboard

#### Dining Room

10'11" x 12'1" (3.33 x 3.68)

UPVC double glazed window to rear elevation, central heated radiator and stairs leading to first floor

#### Kitchen

12'7" x 6'4" (3.84 x 1.93)

Fitted with a range of wall and base units, contrasting work surfaces, incorporating an inset sink unit with double drainer, recess for cooker, fridge/freezer, tiled splash backs, extractor hood and uPVC double glazed window

#### Rear Lobby

UPVC double glazed door and storage cupboard

#### Family Bathroom

Three piece suite comprising of low level w/c, wash hand basin with tiled splash back, panelled bath with electric shower and screen, central heated radiator and frosted uPVC double glazed window

#### FIRST FLOOR

#### Landing

#### Bedroom One

12'2" x 12'0" (3.71 x 3.66)

UPVC double glazed window to front elevation, central heated radiator and loft hatch

#### Bedroom Two

12'9" x 8'11" (3.89 x 2.72)

UPVC double glazed window to rear elevation, central heated radiator and cupboard housing gas central heating boiler

#### Externally

To the front of the property there is a generous size garden which is enclosed by timber fencing and has gated access, there is also a brick shed which has electric lighting. To the rear there is an enclosed yard with gated access which has been designed for easy maintenance

#### Agents Notes

Please note photos are from 2021

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 98 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A

Energy Rating: E

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.

#### Auctioneers Terms/Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

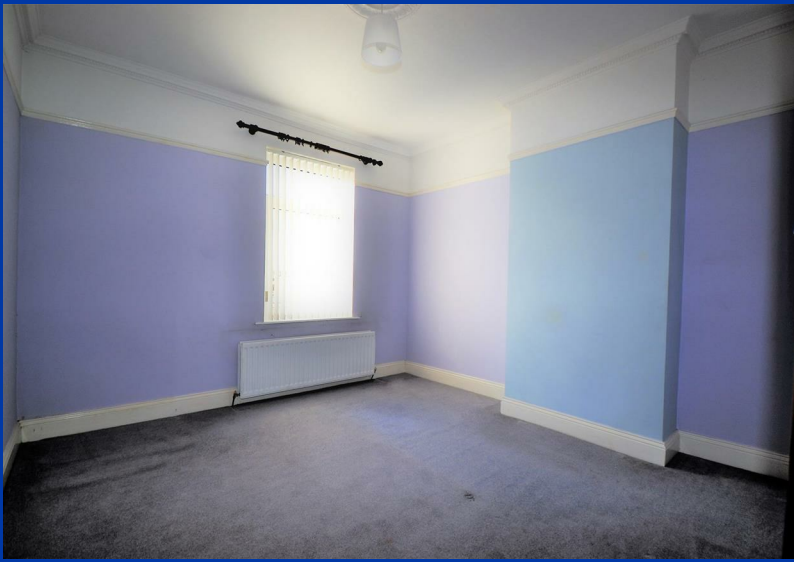
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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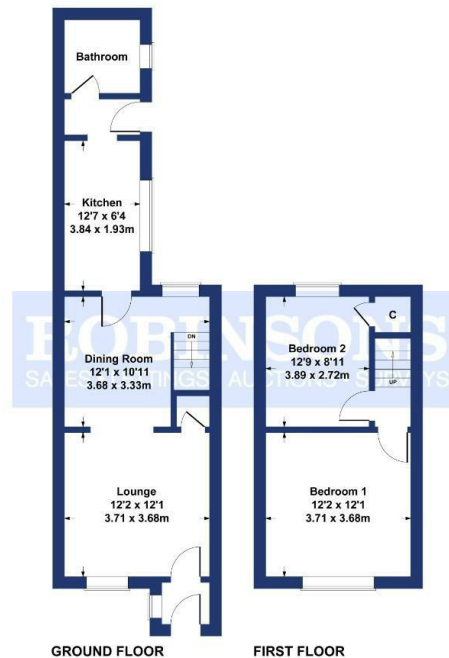
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South Terrace  
Approximate Gross Internal Area  
735 sq ft - 68 sq m

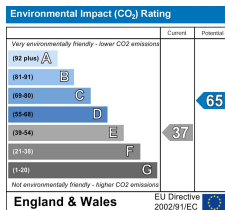
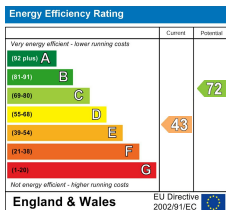


GROUND FLOOR FIRST FLOOR

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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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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