



Weardale Street, Spennymoor, DL16 6EP  
2 Bed - House - Mid Terrace  
£125,000

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Robinsons are delighted to offer to the market with no onward chain, this well presented extended two bedroom with loft room mid-terraced property. The property is positioned pleasantly within the highly sought after location of Weardale 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, well presented kitchen and bathroom, rear extension, loft Room, good sized rear garden and garage . Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance porch, hall, lounge, open plan kitchen/diner, bar area / home office. To the first floor is two good sized bedrooms, family bathroom and staircase to the brilliant loft room. Externally to the front elevation is a easy to maintain garden and to the rear is a good sized garden and patio which isn't directly over looked and leads to the rear garage which is located in a block.

EPC Rating tbc  
Council Tax Band A

#### Porch

UPVC window.

#### Hall

Radiator, access to rear.

#### Lounge

14'7 x 12'2 (4.45m x 3.71m )

Wood effect flooring, uPVC window.

#### Kitchen/Diner

15'0 x 14'3 (4.57m x 4.34m )

Modern wall and base units, range oven, hob, extractor fan, plumbed for washing machine, quartz worktops with matching splashbacks, inset sink with mixer tap and drainer, space for american fridge freezer, spotlights.

#### Sun Room

12'5 x 7'5 (3.78m x 2.26m )

Velux windows, radiator, spotlights, bi-folding doors leading to the rear.

#### Landing

Stairs to first floor.

#### Bedroom One

12'9 x 9'4 (3.89m x 2.84m )

Fitted wardrobes, radiator, uPVC window.

#### Bedroom Two

12'2 x 9'1 (3.71m x 2.77m)

UPVC window, radiator.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, feature radiator, uPVC window.

#### Loft Room

14'1 x 10'4 (4.29m x 3.15m)

Velux windows, storage in eaves, radiator.

#### Externally

To the front elevation is an easy to maintain forecourt, while to the rear there is a lovely enclosed landscaped garden which gives access to the garage.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

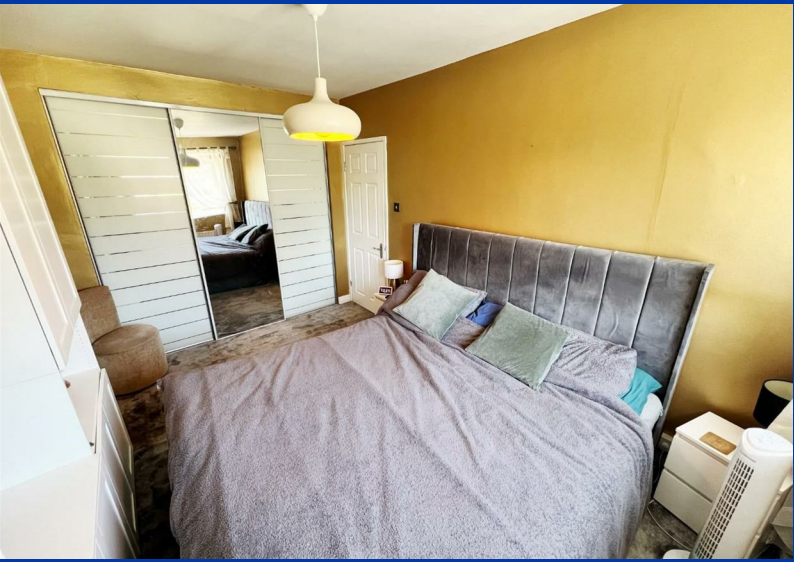
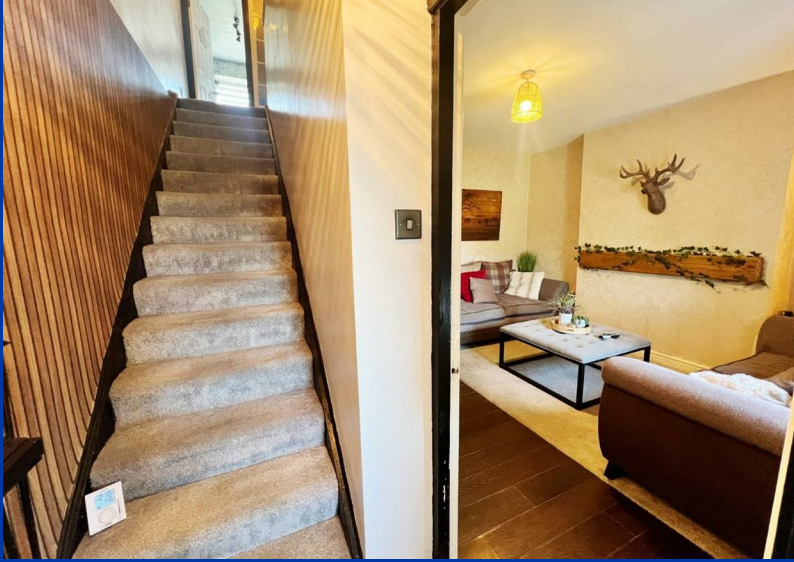
Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.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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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		64	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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