



Witton Drive, Spennymoor, DL16 6LU
2 Bed - House - Terraced
Starting Bid £77,500

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****Auction ends 27-05-2025 at 1pm****

For sale by Modern Method of Auction: Starting Bid Price £77,500
Plus Reservation Fee

Robinsons are delighted to offer to the market with no onward chain this TWO BEDROOM MID LINK HOUSE located on the ever popular Grange Estate just off Durham Road. This superbly positioned property is a lovely home and is sure to appeal to a variety of purchasers including the FIRST TIME BUYER and BUY TO LET LANDLORDS. The property has an endless amount of benefits. Some of its key features are; spacious lounge, lovely outlook to the front and rear elevation, separate garage in block, easy to maintain gardens and good sized kitchen and bathroom. Conveniently located for access to nearby Spennymoor Town centre and local amenities and yet conveniently located for access to bus routes on Durham Road. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; entrance hallway, spacious lounge / dining room, kitchen with integrated appliances. To the first floor is two good sized bedrooms and family bathroom. Externally to the front elevation is an easy to maintain patio / garden. While to the rear there is a good sized enclosed patio / garden which has been paved for easy maintenance. Garage is located in a separate block. Given all of the above early viewings is advised to avoid any disappointment. PLEASE NOTE THE PROPERTY WILL BE SOLD AS SEEN.

EPC Rating TBC
Council Tax Band A

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

Porch

Access to lounge

Lounge

19'7 x 11'8 max points (5.97m x 3.56m max points)

Wood effect flooring, radiator, UPVC window, stairs to 1st floor.

Kitchen

11'8 x 8'7 (3.56m x 2.62m)

Wall and base units, integrated oven, hob, fridge, freezer, stainless steel sink with mixer tap and drainer, plumbing for washing machine. plumbing for dishwasher, tiled floor & splash backs, radiator and extractor fan

Landing

Wood effect flooring, radiator, storage cupboard.

Bedroom One

12 x 10'6 (3.66m x 3.20m)

UPVC windows, fitted wardrobes, wood effect flooring.

Bedroom Two

11'9 x 8'1 (3.58m x 2.46m)

UPVC Windows, radiator and storage cupboard.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, radiator, extractor fan, tiled splash backs.

Externally

To the front elevation is a easy to maintain block paved patios, while to the rear there is another block paved patio. The property does have the added bonus of a garage located in a near by block.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1139Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A £1,703.96

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.

Auction Terms and 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 £349.00 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 4.50% 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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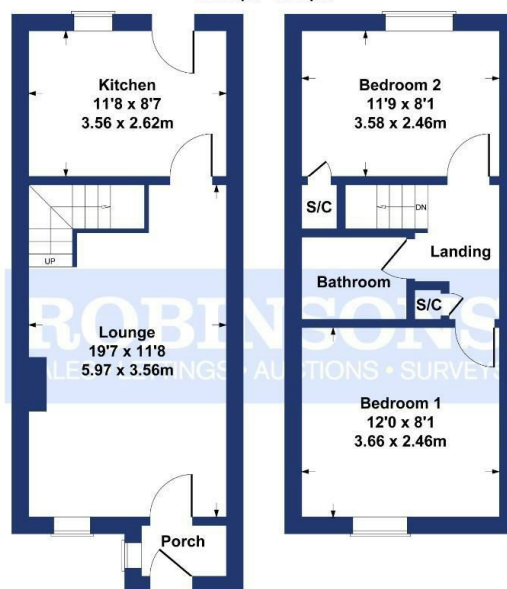
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Witton Drive

Approximate Gross Internal Area
686 sq ft - 64 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk