



Briar Close, Spennymoor, DL16 7EQ
3 Bed - House - Mid Terrace
£55,000

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Robinsons are delighted to offer to the market with no onward chain, this three bedroom end of terraced property, which in our opinion would be a great home for a first time buyer or buy to let investor. The property itself is located on a development on the outskirts of Spennymoor, local shops and amenities are less than a mile away and the property is conveniently located with good transport links and local schools nearby.

This prefect starter home briefly comprises of; ENTRANCE HALL, LOUNGE, FITTED KITCHEN,, Whilst to the first floor there are THREE WELL PROPORTIONED BEDROOMS and a BATHROOM. EXTERNALLY the property enjoys FRONT and REAR GARDENS. In more detail the property comprises of;

EPC Rating TBC
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

17'3 x 11'3 max points (5.26m x 3.43m max points)

UPVC window, radiator, gas fire and surround, french doors leading to rear.

Kitchen

17'4 x 13'0 max points (5.28m x 3.96m max points)

Wall and base units, sink with mixer tap and drainer, space for fridge freezer, plumbed for washing machine, electric cooker point, uPVC windows, radiator, breakfast bar, storage cupboard, access to rear.

Landing

Airing cupboard, storage cupboard, loft access.

Bedroom One

11'4 x 9'6 (3.45m x 2.90m)

UPVC window, radiator, storage cupboard.

Bedroom Two

11'3 x 9'9 (3.43m x 2.97m)

UPVC window, radiator, storage cupboard.

Bedroom Three

8'1 x 7'5 (2.46m x 2.26m)

UPVC window, radiator, storage cupboard.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window.

Externally

To the front elevation is a good sized garden and to the rear there is another good sized enclosed garden.

Agent 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 - Approx. £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.



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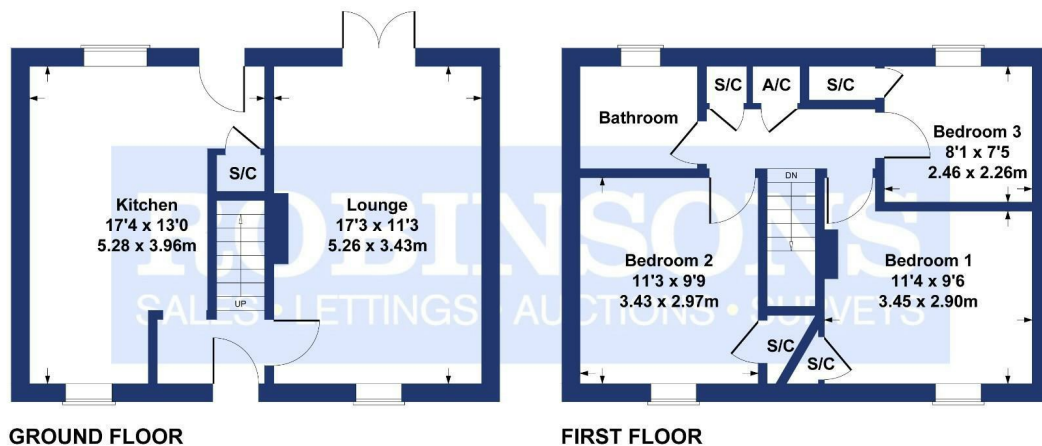
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Briar Close

Approximate Gross Internal Area
861 sq ft - 80 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		
(68-80)	D		
(55-67)	E		
(43-54)	F		
(31-42)	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		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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