

Baff Street, Spennymoor, DL16 7TZ
2 Bed - House - Terraced
£45,000

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Robinsons are pleased to offer to the market this TWO BEDROOM MID TERRACED HOUSE which is offered to the market with no onward chain. The property is also conveniently located and lies approximately a five minute walk from Spennymoor Town Centre, local shops, schools and amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. This lovely home would prove an ideal purchase for the FIRST TIME BUYER or PROPERTY INVESTOR.

The property briefly comprises of ENTRANCE Hallway, Lounge, separate dining room, fitted kitchen and ground floor bathroom. While to the first floor there is two good sized bedrooms. Externally the property has a REAR YARD. In more detail the accommodation comprises of;

EPC Rating C
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

11'7 x 11'4 max points (3.53m x 3.45m max points)
UPVC window, radiator.

Dining Room

15'1 x 12'0 x max points (4.60m x 3.66m x max points)
UPVC window, radiator.

Kitchen

11'6 x 6'5 (3.51m x 1.96m)
Wall and base units, stainless steel sink with mixer tap, gas cooker point, plumbed for washing machine, breakfast bar, uPVC window, radiator, storage cupboard, tiled flooring,

Inner Hall

Space for fridge freezer, tiled flooring.

Bathroom

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

Landing

UPVC window, radiator, loft access.

Bedroom One

15'5 x 11'4 max points (4.70m x 3.45m max points)
UPVC window, radiator,

Bedroom Two

15'2 x 9'4 (4.62m x 2.84m)
UPVC window, radiator, airing cupboard, storage cupboard.

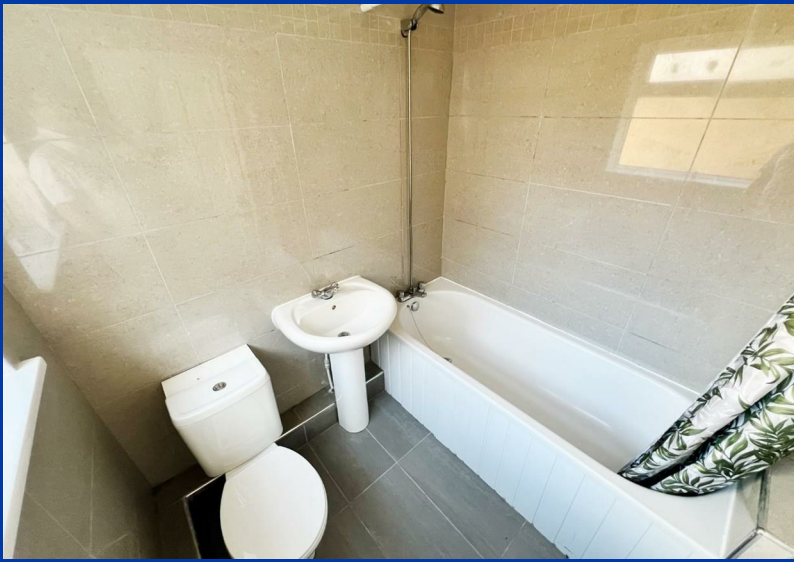
Externally

To the rear there is a good sized enclosed yard.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,703.96 p.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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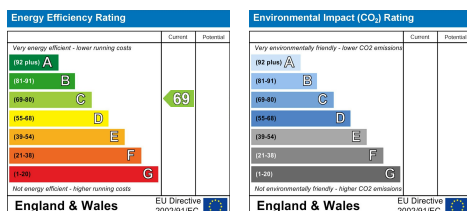
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