

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

**ROBINSONS**  
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## Public Notice

38 Baff Street, Spennymoor, Co Durham DL16 7TZ

We are acting in the sale of the above property and have received an offer of £46,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC rating - C

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

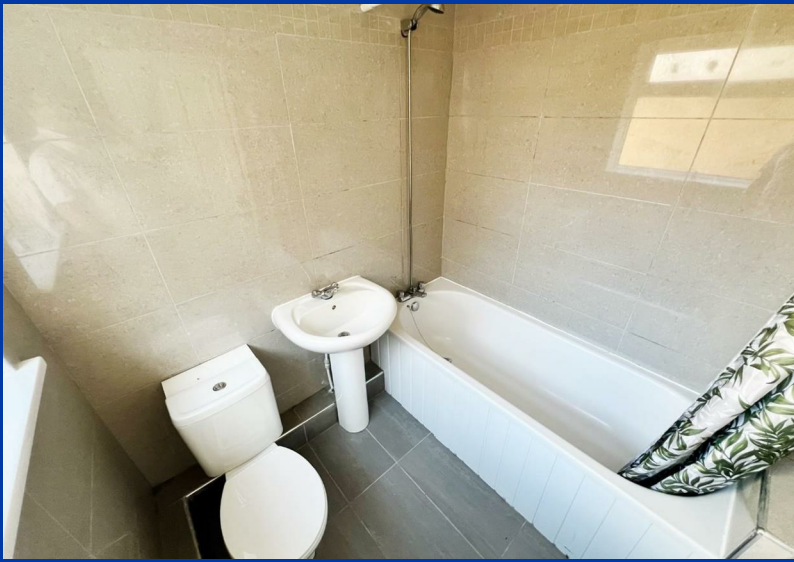
To the rear there is a good sized enclosed yard.

### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 10000Mbps \*  
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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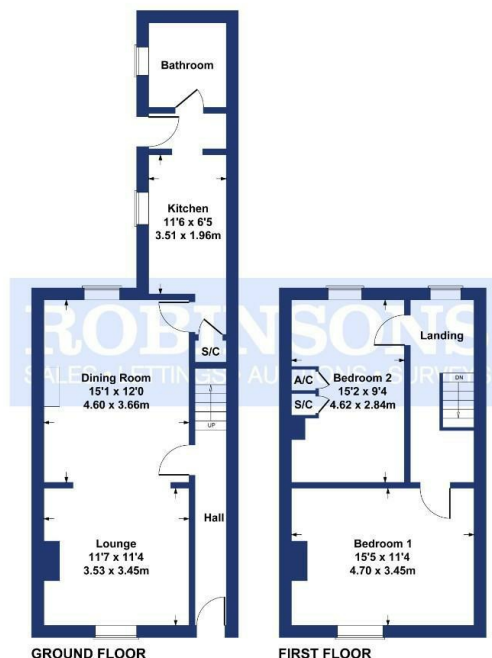
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Baff Street**  
Approximate Gross Internal Area  
959 sq ft - 89 sq m



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 105-120 <b>A</b>	
95-104 <b>B</b>	
85-94 <b>C</b>	
75-84 <b>D</b>	
65-74 <b>E</b>	
55-64 <b>F</b>	
45-54 <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 105-120 <b>A</b>	
95-104 <b>B</b>	
85-94 <b>C</b>	
75-84 <b>D</b>	
65-74 <b>E</b>	
55-64 <b>F</b>	
45-54 <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

## DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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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