



**Durham Road, Spennymoor, DL16 6JW**  
**2 Bed - House - Mid Terrace**  
**Starting Bid £85,000**

**ROBINSONS**  
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For sale by modern auction, starting price £85,000 plus reservation fee.

\*\*No Onward Chain\*\*

Robinsons are delighted to offer to the market this DECEPTIVELY SPACIOUS TWO BEDROOMED MID TERRACED HOUSE, located on Durham Road being within just over a ten minute walk from Spennymoor Town Centre. Excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of purchasers and viewers will not be disappointed, the property has an endless amount of benefits and some of its key features are, spacious living throughout, off road parking, double garage, enclosed rear garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This perfect family home briefly comprises ENTRANCE, spacious LOUNGE, SEPARATE DINING ROOM and an FITTED KITCHEN, To the first floor there are TWO WELL PROPORTIONED BEDROOMS and SHOWER ROOM completes the first floor, Externally the property enjoys front has a easy to maintain FORECOURT, while to the rear elevation there is an enclosed YARD, SPACIOUS GARDEN, and a DOUBLE DETACHED GARAGE/WORKSHOP.

EPC Rating D  
Council Tax Band A

#### Entrance

#### Dining Room

16'9 x 9'9 (5.11m x 2.97m )

UPVC window, radiator, garden and surround.

#### Lounge

16'8 x 13'4 (5.08m x 4.06m )

Gas fire and surround, uPVC window, radiator, storage cupboard.

#### Kitchen

18'2 x 6'7 (5.54m x 2.01m )

Wall and base units, gas cooker point, space for fridge freezer, stainless steel sink with drainer, plumbed for washing machine, radiator, space for dining room table, uPVC windows.

#### Inner Hall

Loft access, access to rear.

#### W/C

W/C, wash hand basin, uPVC window, tiled splashbacks.

#### Landing

Loft access.

#### Bedroom One

14'1 x 12'8 max points (4.29m x 3.86m max points)

Radiator, uPVC window.

#### Bedroom Two

11'0 x 10'6 (3.35m x 3.20m )

UPVC window, radiator.

#### Shower Room

Shower cubicle, wash hand basin, W/C, uPVC window, radiator.

#### Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is an enclosed yard and across the small back lane is a double garage and garden with useful worktop.

#### Workshop

13'4 x 13'2 (4.06m x 4.01m )

Power and lighting.

#### Double Garage

20'0 x 16'8 (6.10m x 5.08m )

Power and lighting.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: average

Tenure: Freehold

Council Tax: Durham County Council, Band A 1,703.96 p.a

Energy Rating: D

**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 authorities. Robinsons cannot accept liability for any information provided.

#### Auction Terms/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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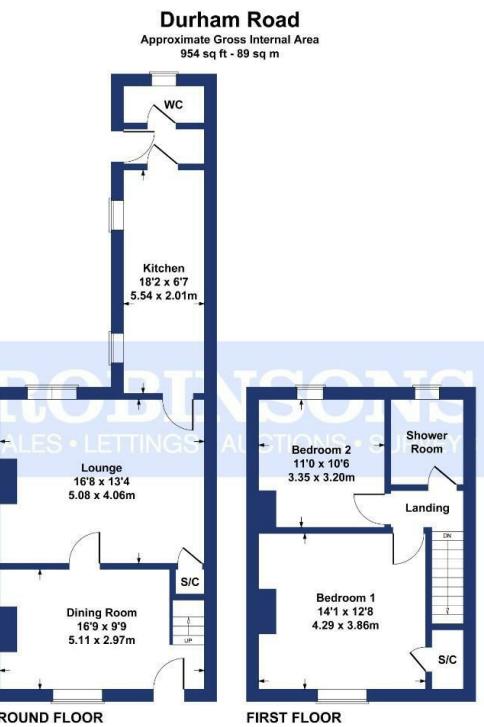
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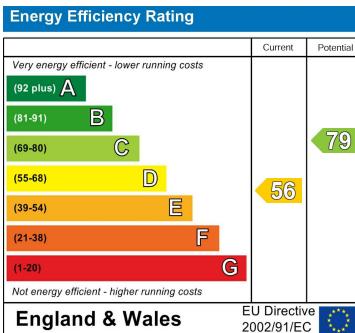
Strategic Marketing Plan

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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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