



**Stratton Street, Spennymoor, DL16 7TP**  
**4 Bed - House - End Terrace**  
**Reduced £74,950**

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Located in Stratton Street in Spennymoor, this delightful end-terrace house presents an exceptional opportunity for those seeking a spacious family home. With ample living space, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The large kitchen is a standout feature, providing plenty of room for culinary creativity and family gatherings.

The house comprises four well-proportioned bedrooms, offering comfortable accommodation for families or those wishing to have a home office or guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

This property is rare to the market, making it a unique find in the area. Its convenient location means that residents will benefit from easy access to local amenities and transport links, making daily life more manageable and enjoyable.

In summary, this end-terrace house on Stratton Street is an ideal choice for families or individuals looking for a spacious and well-located home in Spennymoor. With its generous living areas and proximity to essential services, it is a property that should not be missed.

EPC Rating E  
Council Tax Band A

### Hallway

Radiator, stairs to the first floor.

### Lounge

16'5 x 14'8 max points (5.00m x 4.47m max points)

UPVC window, radiator, electric fire and surround, wood effect flooring.

### Dining Room

18'3 x 13'2 max points (5.56m x 4.01m max points)

Radiator, wood effect flooring, uPVC window, storage cupboard.

### Kitchen

20'7 x 9'0 max points (6.27m x 2.74m max points)

Wall and base units, integrated fridge freezer, dishwasher, oven, hob, extractor fan, plumbed for washing machine, tiled splashbacks, breakfast bar, radiator, sink with mixer tap and drainer, uPVC window.

### Utility Room

7'6 x 7'8 (2.29m x 2.34m)

Space for fridge freezer and dryer, houses combi boiler.

### Landing

UPVC windows, loft access.

### Bedroom One

14'5 x 13'4 max points (4.39m x 4.06m max points)

UPVC window, radiator, wood effect flooring.

### En-suite

Shower cubicle, wash hand basin, w/c.

### Bedroom Two

9'2 x 8'9 (2.79m x 2.67m)

UPVC window, radiator.

### Bedroom Three/Study

16'6 x 10'3 (5.03m x 3.12m)

UPVC window, radiator, study area.

### Bedroom Four

10'4 x 7'2 (3.15m x 2.18m)

UPVC window, radiator, wood effect flooring.

### Bathroom

11'1 x 5'2 max points (3.38m x 1.57m max points )

White panelled bath, separate shower cubicle, wash hand basin, w/c, uPVC window, spotlights.

### Externally

To the rear, there is an enclosed yard.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

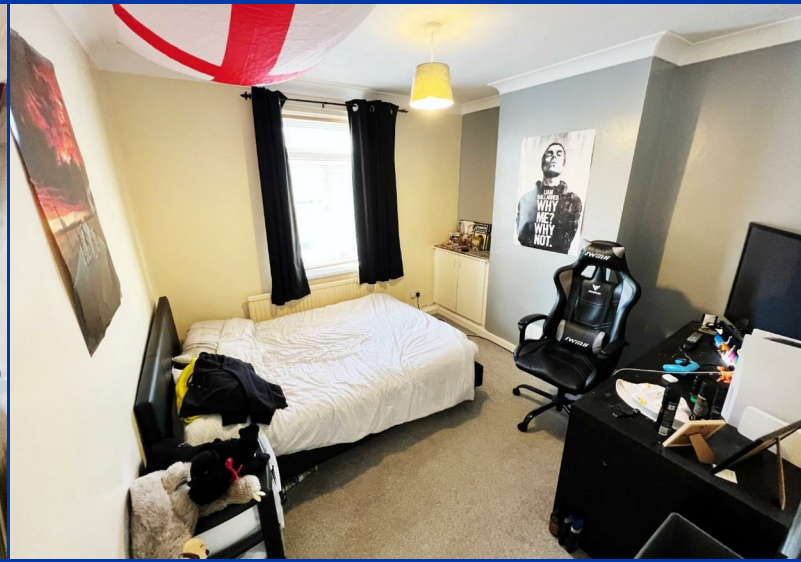
Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: E

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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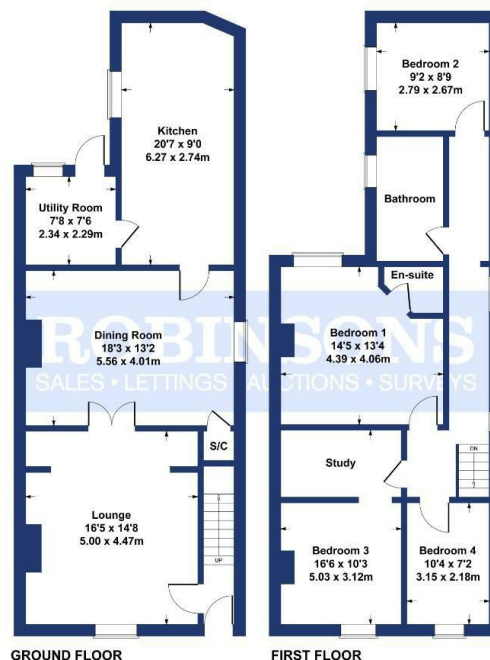
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Stratton Street  
Approximate Gross Internal Area  
1539 sq ft - 143 sq m



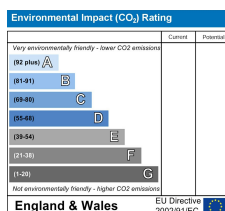
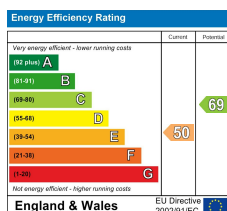
GROUND FLOOR

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. 2023



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