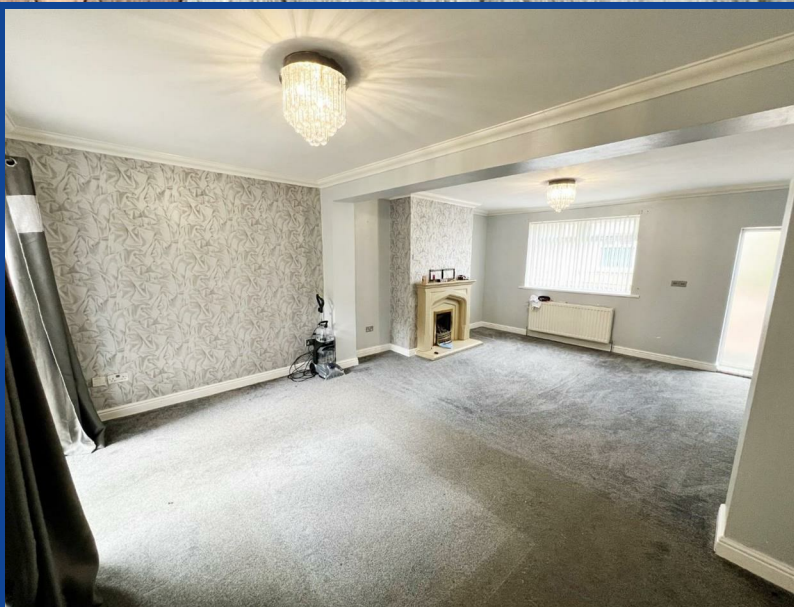




Pearson Street, Spennymoor, DL16 6HP
3 Bed - House - Terraced
£69,950

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Nestled in the charming area of Pearson Street, Spennymoor, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a practical bathroom, designed to cater to the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of convenience and style.

Spennymoor is known for its friendly community and local amenities, ensuring that residents have access to essential services and recreational facilities. The surrounding area is rich in history and offers a variety of parks and green spaces, perfect for leisurely strolls or outdoor activities.

This terraced house on Pearson Street is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from many types of buyers from first time buyers to property investors. Do not miss the chance to make this lovely house your new home.

EPC Rating TBC
Council Tax Band A

Lounge

17'2 x 11'8 max points (5.23m x 3.56m max points)

Feature fire and surround, uPVC window, radiator, stairs to first floor.

Dining Room

17'1 x 5'2 (5.21m x 1.57m)

French doors leading to rear, radiator, storage cupboard.

Kitchen

14'6 x 7'9 (4.42m x 2.36m)

Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, uPVC window, plumbed for washing machine, space for dryer, tiled flooring and splashbacks, access to rear, radiator.

Landing

Loft access, spotlights.

Bedroom One

12'6 x 11'1 max points (3.81m x 3.38m max points)

Radiator, uPVC window.

Bedrooms Two

13'5 x 9'1 (4.09m x 2.77m)

UPVC window, radiator.

Bedroom Three

7'1 x 5'9 (2.16m x 1.75m)

UPVC window, radiator.

Bathroom

14'6 x 7'9 (4.42m x 2.36m)

Large bath, shower cubicle, wash hand basin, W/C, radiator, tiled splashbacks, uPVC window, airing cupboard.

Externally

To the rear, there is an enclosed yard.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

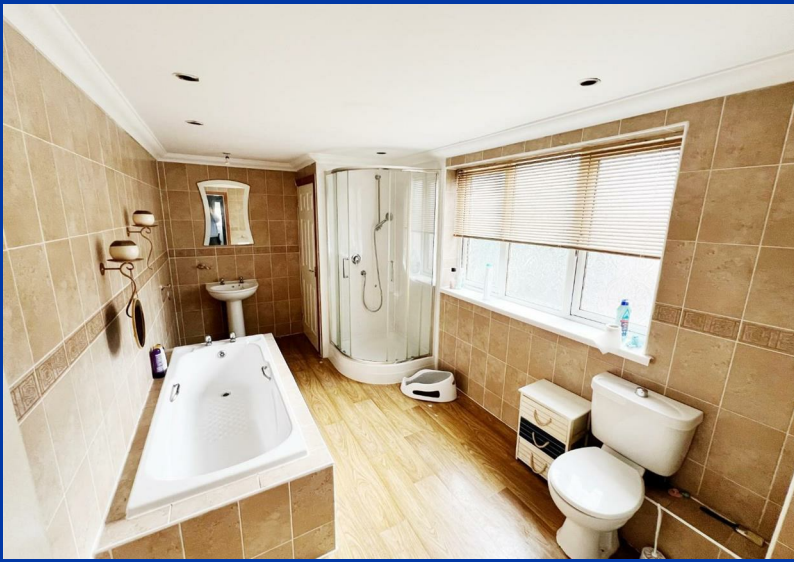
Tenure: Freehold

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

£1,703.96 p.a

Energy Rating: 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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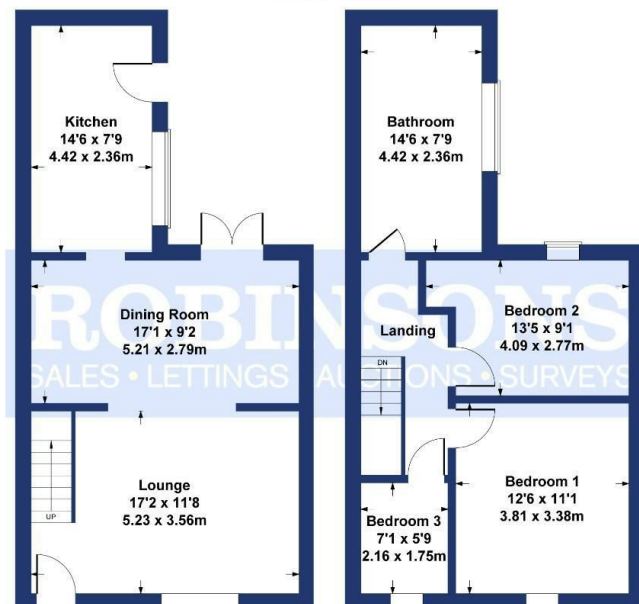
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pearson Street

Approximate Gross Internal Area
961 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	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	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		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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