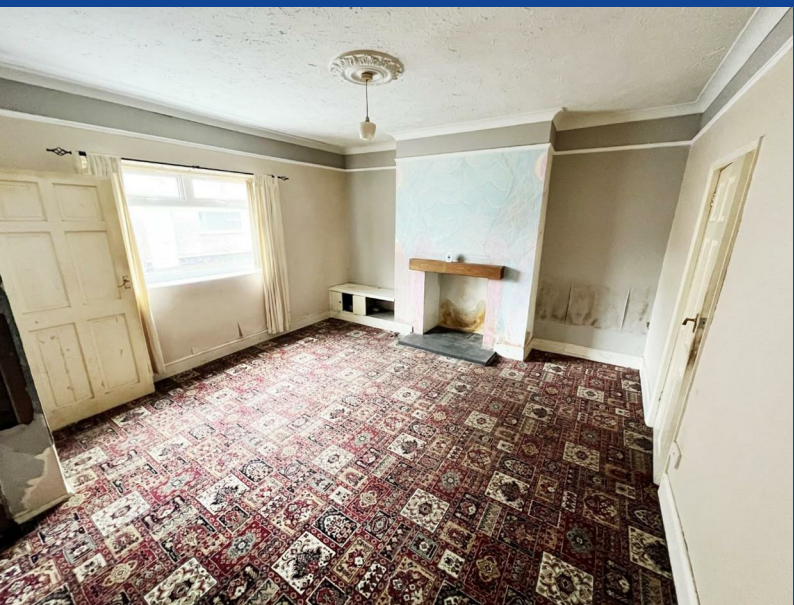




Craddock Street, Spennymoor, DL16 7TA
2 Bed - House - End Terrace
£40,000

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We are pleased to offer to the market this tidy two bedroom end of terrace property which in our opinion would be the ideal purchase for a property investor. The property benefits from uPVC double glazing, gas central heating, ample living space and large garage. Briefly comprises of entrance, hall, spacious lounge, open plan kitchen / diner, which gives access larger than average garage. To the first floor, two well proportioned bedrooms and family bathroom. Externally, the property benefits from a large garage with balcony area above.

The property 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. **EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT.**

EPC Rating E
Council Tax Band A

Hall

Stairs to first floor.

Lounge

17'0 x 14'0 (5.18m x 4.27m)

UPVC window, radiator.

Kitchen/Diner

17'0 x 8'4 (5.18m x 2.54m)

Wall and base units, integrated oven, hob, sink with mixer tap and drainer, plumbed for washing machine, space for dryer, space for dining room table, uPVC window, access to garage.

Landing

Loft access.

Bedroom One

13'9 x 8'7 max points (4.19m x 2.62m max points)

Fitted wardrobes, radiator, uPVC window.

Bedroom Two

9'0 x 8'7 (2.74m x 2.62m)

UPVC window, radiator, access to balcony area.

Bathroom

Bath with shower over, wash hand basin, W/C, airing cupboard, uPVC window, radiator.

Externally

Balcony area above garage.

Garage

17'2 x 17'8 max points (5.23m x 5.38m max points)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

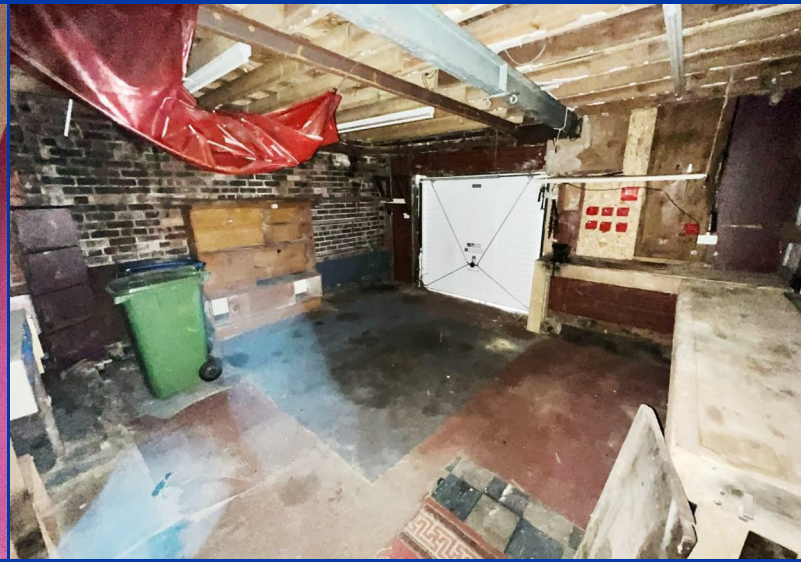
Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,703.96

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.



OUR SERVICES

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Surveys and EPCs

Property Auctions

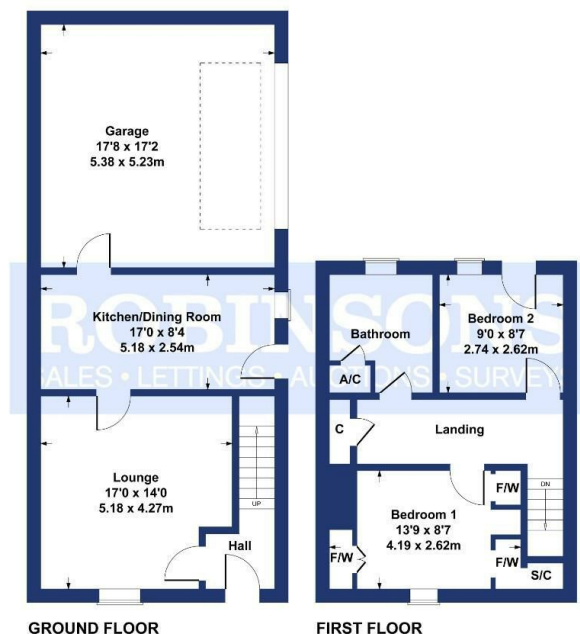
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Craddock Street

Approximate Gross Internal Area
1085 sq ft - 101 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
66-80 kWh/m²/yr C			
51-65 kWh/m²/yr D			
36-50 kWh/m²/yr E			
21-35 kWh/m²/yr F			
6-20 kWh/m²/yr 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			
105-120 g/kWh A			
81-104 g/kWh B			
66-80 g/kWh C			
51-65 g/kWh D			
36-50 g/kWh E			
21-35 g/kWh F			
6-20 g/kWh 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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