

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

**ROBINSONS**  
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## Notice Of Offer

Property Address: 38 Craddock Street Spennymoor Co Durham DL16 7TA

We advise that an offer has been made for the above property in the sum of £32,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 11 Cheapside Spennymoor Co Durham DL16 6QE

Agents Telephone Number: 01388 420444

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

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

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – EE O2 Three Vodafone

Estimated Broadband Download speeds – Ultra-fast 10000Mbps \*

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk website – Very Low

Coastal Erosion – NA

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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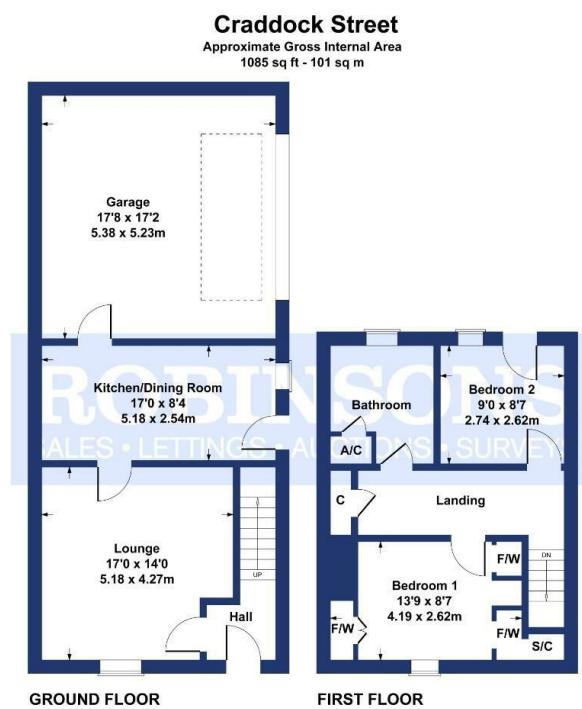
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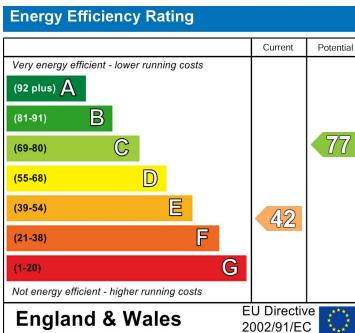
Strategic Marketing Plan

Dedicated Property Manager



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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## DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

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