



**Baff Street, DL16 7TZ**  
**2 Bed - House - Mid Terrace**  
**£49,950**

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Robinsons are delighted to offer to the market this well proportioned TWO BEDROOM MID TERRACE HOUSE which in our opinion would be a fantastic rental investment or first time buyer property. The property is conveniently located and 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. The property benefits from; UPVC DOUBLE GLAZING and GAS CENTRAL HEATING and NO ONWARD CHAIN.

The property briefly comprises of; ENTRANCE, LOUNGE with feature fire surround, KITCHEN, whilst to the first floor TWO BEDROOMS and BATHROOM. Externally the property has a REAR YARD. In more detail the accommodation comprises of;

### Lounge

15'0 x 12'6 max point (4.57m x 3.81m max point )

Upvc Window, radiator, electric fire and surround.

### Kitchen

10'5 x 7'2 (3.18m x 2.18m)

white wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for under counter fridge and freezer, plumbed for washing machine, radiator, Upvc window.

### Landing

loft access.

### Bedroom One

11'6 x 9'5 max points (3.51m x 2.87m max points )

Upvc window, radiator, storage cupboard.

### Bedroom Two

11'1 x 7'9 max points (3.38m x 2.36m max points )

Upvc window, radiator.

### Bathroom

7'3 x 5'3 (2.21m x 1.60m )

Panelled bath with tiled surround, wash hand basin, W/C, Upvc window, radiator.

### Externally

To the rear is an enclosed yard.

### 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 unknown if 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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