

Wood Street, Spennymoor, DL16 7AU
2 Bed - House - Mid Terrace
£65,000

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An excellent opportunity to acquire this tidy larger than average TWO BEDROOM MID TERRACE HOUSE which is conveniently located on the outskirts of Spennymoor, Wood Street lies a couple of minutes' walk from local bus routes and Spennymoor town centre and local amenities are approximately ¾ of a mile away. The property benefits from UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING and in our opinion should suit a variety of purchasers from the property investor to the first time buyer.

Briefly comprising of; ENTRANCE hallway, LOUNGE with feature surround and archway to DINING ROOM, well fitted KITCHEN. whilst to the first floor, TWO DOUBLE BEDROOMS and modern family bathroom, EXTERNALLY there is a REAR YARD with gated access. In more detail the accommodation comprises of:

EPC Rating D
Council Tax Band A

Hallway

Wood effect flooring.

Lounge

12'6 x 12'0 max points (3.81m x 3.66m max points)

UPVC windows, radiator, wood effect flooring.

Dining Room

15'5 x 12'8 max points (4.70m x 3.86m max points)

Storage cupboard, wood effect flooring, access to the stairs to the first floor, uPVC window.

Kitchen

12'9 x 5'9 (3.89m x 1.75m)

Modern wall and base units, integrated oven, hob, extractor fan, washing machine, dishwasher, fridge freezer, solid wood work top, uPVC window, radiator, access to the rear, sink with mixer tap.

Landing

Loft access, quality flooring.

Bedroom One

14'0 x 12'9 (4.27m x 3.89m)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

16'1 x 9'6 max points (4.90m x 2.90m max points)

UPVC window, radiator, quality flooring, airing cupboard.

Bathroom

Panelled bath with shower over, wash hand basin, w/c, uPVC window, chrome towel radiator, 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: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£1,549.55 p.a

Energy Rating: D

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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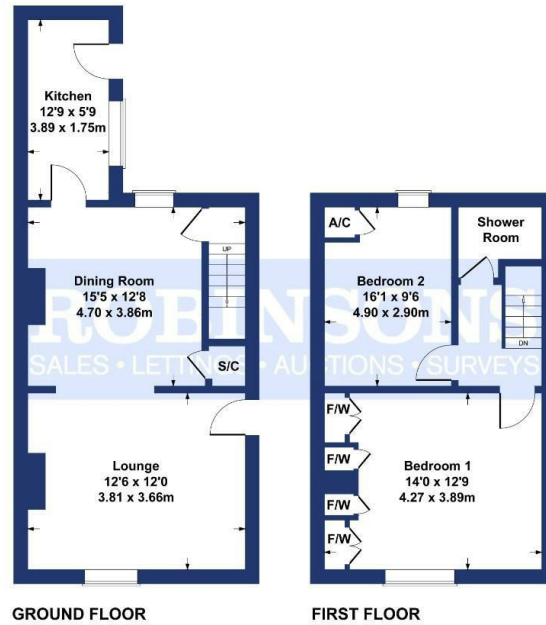
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wood Street
Approximate Gross Internal Area
868 sq ft - 81 sq m



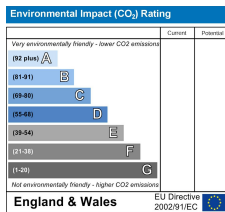
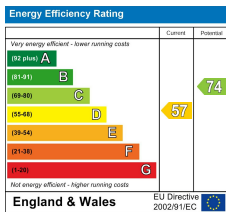
GROUND FLOOR

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. 2024



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