



Upper Church Street, Spennymoor, DL16
6HT
2 Bed - House - End Terrace
£75,000

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Nestled on Upper Church Street in the on the outskirts of Spennymoor, this delightful end-terrace house presents an ideal opportunity for first-time buyers seeking a comfortable and inviting home. With two generously sized bedrooms, this property offers ample space for relaxation and personalisation.

The heart of the home is undoubtedly the large open-plan kitchen and dining room, which creates a warm and welcoming atmosphere, perfect for entertaining family and friends. This well-designed space allows for easy movement and interaction, making it a wonderful setting for shared meals and gatherings. Outside, the property boasts an enclosed garden, providing a private sanctuary for outdoor enjoyment. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in the fresh air, this outdoor space is sure to enhance your living experience.

Additionally, the property benefits from good transport links, ensuring easy access to nearby amenities and the wider region. This convenient location makes commuting and exploring the surrounding areas a breeze.

In summary, this end-terrace house on Upper Church Street is a perfect blend of comfort, space, and convenience, making it an excellent choice for those embarking on their homeownership journey. Don't miss the chance to make this lovely property your own.

Council Tax Band - A
EPC Rating - TBC

Lounge

11'0" x 9'8" (3.35m x 2.95m)

Upvc window to front elevation, TV point, BT point, double central heated radiator and coving.

Kitchen / Diner

14'2" x 14'2" (4.32m x 4.32m)

Fitted with a range of attractive wall and base units, contrasting work surfaces, one and a half bowl sink unit and mixer tap, electric oven, gas hob, plumbing for an automatic washing machine, double central heated radiator, part tiled walls, under stairs storage cupboard, ceramic floor tiles, coving and upvc window to rear elevation.

Rear Lobby

Staircase to first floor and ceramic floor tiles.

Landing

With access to loft Space.

Bedroom One

12'2" x 7'7" (3.71m x 2.31m)

Upvc window to front elevation, double central heated radiator, storage cupboard, coving and shutter blinds.

Bedroom Two

14'1" x 11'0" (4.29m x 3.35m)

Upvc window to rear elevation, single central heated radiator, storage cupboard and shutter blinds.

Wet Room

Shower, wash hand basin, W/C, Upvc window.

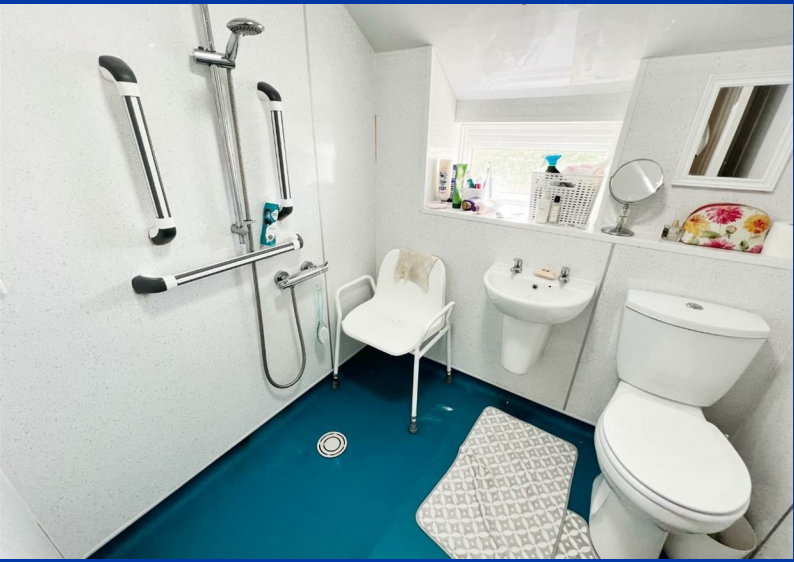
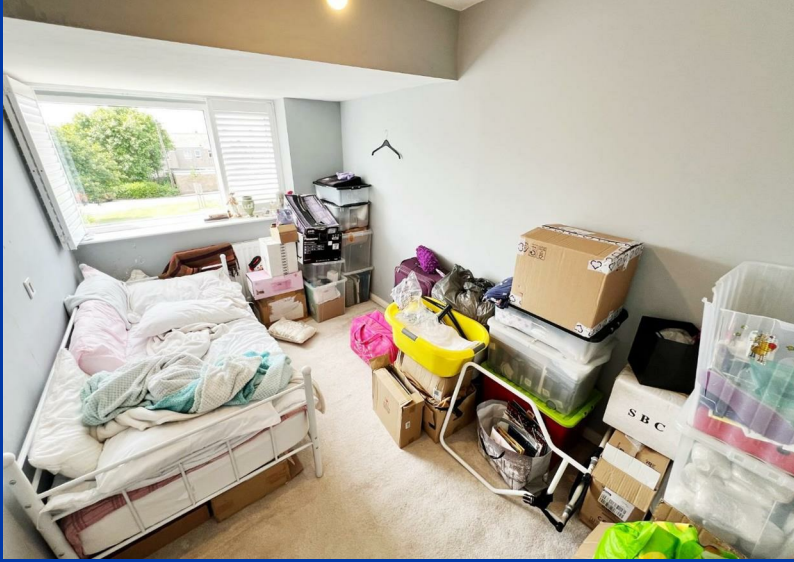
Externally

The property enjoys enclosed low maintenance gardens with laid patio, lawn area, brick storage shed and gated access.

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 - £1,667.50
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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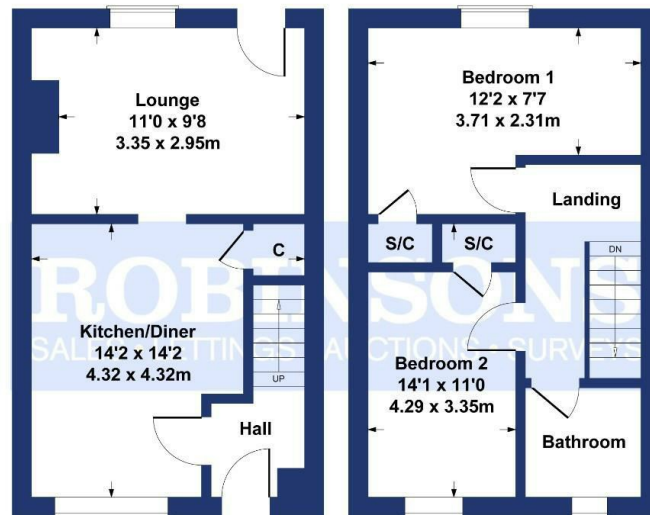
Strategic Marketing Plan

Dedicated Property Manager

Upper Church Street

Approximate Gross Internal Area

689 sq ft - 64 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	A		
B			
C			
D			
E			
F			
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		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

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