



**West Terrace, Middlestone Moor, DL16
7BW**
2 Bed - House - Mid Terrace
Reduced £87,500

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Robinsons are delighted to present this charming two-bedroom mid-terrace home located on West Terrace in the desirable area of Middlestone Moor, Spennymoor, Co Durham. This property is neutrally decorated throughout, offering a welcoming and ready-to-move-into environment for its new occupants.

Conveniently situated, the home provides excellent transport links to both Bishop Auckland via the A688 and Durham city via the A167, making it an ideal choice for commuters. Families will appreciate the proximity to local primary and secondary schools, as well as nearby shopping areas that cater to all your daily needs. Spennymoor town centre is just half a mile away, providing a variety of amenities and services.

Upon entering the property, you are greeted by a spacious entrance hall that leads into a large open-plan area. This area features a comfortable lounge with a charming bay window, an archway that connects to a delightful dining room, and an attractive fitted kitchen, perfect for both entertaining and everyday living.

The first floor boasts two generous double bedrooms, providing ample space for relaxation and rest. The modern bathroom features a stylish white suite, ensuring a contemporary feel throughout the home.

Externally, the property benefits from a forecourt garden at the front, while the rear yard offers a private outdoor space. The back of the property overlooks an allotment area, providing a pleasant view, and the wide back road allows for communal on-street parking.

This lovely home is an excellent opportunity for first-time buyers or those looking to downsize, combining comfort, convenience, and a friendly community atmosphere. Do not miss the chance to make this property your own.

Hallway

Wood effect flooring, radiator,

Lounge

15'3 x 10'9 max points (4.65m x 3.28m max points)

Upvc bay window, radiator, Wood effect flooring.

Dining Room

14'3 x 12'5 max points (4.34m x 3.78m max points)

Wood effect flooring, radiator, Upvc window and stairs to first floor.

Kitchen

8'8 x 5'9 (2.64m x 1.75m)

Morden wall and base units integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled splash backs, Upvc window, tiled flooring and access to the rear.

Landing

large airing cupboard, loft access.

Master Bedroom

14'3 x 12'5 (4.34m x 3.78m)

Upvc window, radiator.

Bedroom Two

12'4 x 8'0 (3.76m x 2.44m)

Upvc window, radiator.

Bathroom

8'8 x 5'8 (2.64m x 1.73m)

panelled bath with shower over, wash hand basin, radiator, Upvc window, tiled splash backs and W/C.

Externally

To the front elevation there is a easy to maintain forecourt, while to the rear there is a good sized enclosed yard.

Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

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 – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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.



