



Edward Street, Spennymoor, DL16 7NB
2 Bed - House - Mid Terrace
£550 Per Calendar Month

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Situated in Edward Street of Spennymoor, this well-presented two-bedroom mid-terrace house offers a wonderful opportunity for those in search of a comfortable and inviting home. The property features a welcoming entrance hallway that leads into a spacious open-plan lounge and dining room, perfect for both relaxation and entertaining.

The modern kitchen is designed for practicality and ease, making meal preparation a delight. Ascending to the first floor, one finds a landing area that provides access to two generously sized double bedrooms, ideal for small families, couples, or individuals desiring additional space. The family bathroom is well-appointed, ensuring convenience for all residents.

To the rear of the property, an easy-to-maintain yard awaits, providing a private outdoor space for enjoying the fresh air or hosting gatherings.

The location of this home is particularly appealing, as Spennymoor is renowned for its friendly community atmosphere. Residents benefit from convenient access to local shops, schools, and parks, making it an ideal setting for family life. Furthermore, the property is well-positioned for those who wish to enjoy the tranquillity of suburban living while remaining within easy reach of larger towns and cities. This delightful mid-terrace house is a perfect blend of comfort and convenience, making it a must-see for prospective buyers or renters alike.

Bond: £550
Unfurnished
No Smokers
No Pets
Tenant Earnings: £16,800
Guarantor Earnings: £20,160

PLEASE NOTE NEW CARPETS ARE DUE TO BE FITTED
06/11/25.

Lounge

Kitchen

Dining Room

Bedroom One

Bedroom Two

Bathroom

Externally

Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal:
Tenure: Freehold
Council Tax: Durham County Council, Band: approx. £ pa
Energy Rating:

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m ² A		
100-90kWh/m ² B			
95-80kWh/m ² C			
90-75kWh/m ² D			
85-70kWh/m ² E			
80-65kWh/m ² F			
75-60kWh/m ² G			
Not energy efficient - higher running costs	1-20kWh/m ²		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh/m ² A		
100-90kWh/m ² B			
95-80kWh/m ² C			
90-75kWh/m ² D			
85-70kWh/m ² E			
80-65kWh/m ² F			
75-60kWh/m ² G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh/m ²		
England & Wales	EU Directive 2002/91/EC		

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

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
DL16 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

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.

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

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