

Upper church street, Spennymoor, DL16

6HT

2 Bed - House - Mid Terrace

Asking Price £69,950

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Robinsons are delighted to bring to the market this well-presented two-bedroom terraced home with an additional loft room. Situated in the highly sought-after area of Upper Church Street, the property enjoys convenient access to local shops, schools, and amenities located approximately one mile away. It is also ideally positioned for commuters travelling to Durham City, Darlington, and Teesside, with both the A1 and A19 close by, providing excellent transport links across the region. The property offers a range of appealing features, including a spacious lounge, a well-presented kitchen and bathroom, a versatile loft room, and a generous rear garden. With so much to offer, early viewing is strongly recommended as this home is expected to attract interest from both first-time buyers and investors.

In brief, the accommodation comprises: entrance hallway, spacious lounge, and an open-plan kitchen/diner. To the first floor are two well-proportioned bedrooms, with the master providing access to the loft room, along with the family bathroom. Externally, the property enjoys a pleasant outlook to the front and a good-sized garden to the rear.

EPC Rating: TBC  
Council Tax Band: A

### Lounge

14'0 x 10'9 max point (4.27m x 3.28m max point)  
Upvc window, wood effect flooring, radiator.

### Kitchen / Dining room

14'1 x 10'7 (4.29m x 3.23m )  
Well presented wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled flooring, Upvc window, storage cupboard, radiator, space for dining room table and space for fridge / freezer.

### Rear Lobby

Access to rear garden and stairs to first floor.

### Landing

Access to bedrooms and bathroom.

### Bedroom One.

14'1 x 11'0 max points (4.29m x 3.35m max points )  
Upvc window, storage cupboard, radiator, stairs to loft room

### Bedroom Two

12'1 x 7'7 (3.68m x 2.31m )  
Upvc window, storage cupboard, radiator

### Bathroom

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

### Loft room

12'4 x 9'3 (3.76m x 2.82m )  
Velux window, wood effect flooring, storage in eves.

### Externally

To the rear there is a larger than average enclosed garden / patio which is easy to maintain.

### Agents Notes

Council Tax: Durham County Council, Band A £tbc PA Approx.  
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 – Gas Central Heating  
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>

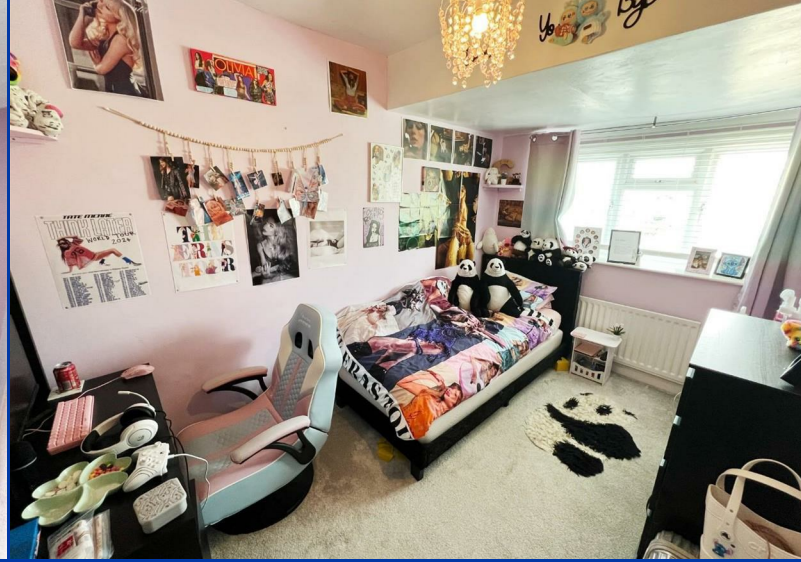
Protected Trees – None known

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.



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

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