Pearson Street, Spennymoor, DL16 6HP
2 Bed - House - Mid Terrace
Asking Price £75,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this beautifully presented TWO BEDROOM TERRACED HOUSE situated on Pearson Street, Spennymoor. In our opinion, the property would make a perfect purchase for a first time buyer and is tastefully decorated throughout to a high standard. Particular mention should be made of the stunning family bathroom and the overall presentation of the home.

The property briefly comprises; entrance hall, spacious lounge and a well presented fitted kitchen. To the first floor are two good sized bedrooms and a stylish family bathroom. Externally, to the rear elevation, there is a lovely enclosed patio area providing an ideal space for outdoor seating and entertaining.

Early viewing is advised to avoid disappointment.

EPC Rating - D
Council tax band - A

Hall
Radiator, quality flooring, stairs to first floor.

Lounge
14'2 x 11'7 max points (4.32m x 3.53m max points)
Radiator, quality flooring, Upvc window, tastefully decorated.

Kitchen
13'2 x 7'9 (4.01m x 2.36m)
White wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge / freezer, electric cooker point, tiled splash backs, Upvc window, storage cupboard and access to the rear.

Landing
Quality flooring and loft access.

Bedroom One
14'0 x 11'7 (4.27m x 3.53m)
Fitted wardrobes, Upvc window, radiator, storage cupboard.

Bedroom Two
8'5 x 8'3 (2.57m x 2.51m)
Storage cupboard / Airing cupboard, radiator, Upvc window,

Bathroom
White panelled bath with shower over, wash hand basin, W/C, Upvc window, tiled splash back, tiled flooring, chrome towel radiator, spot lights.

Externally
To the rear is a lovely enclosed patio.

Agents Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold

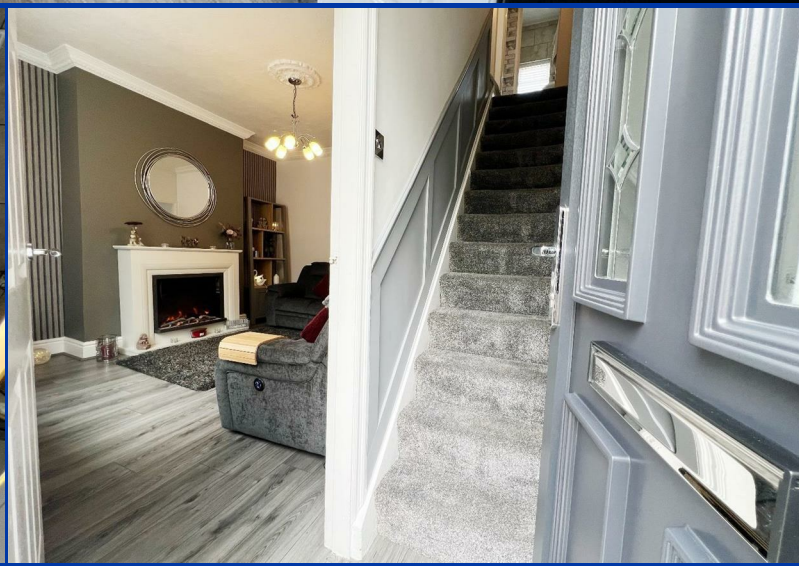
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – GAS
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.

F&M

BREAD



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

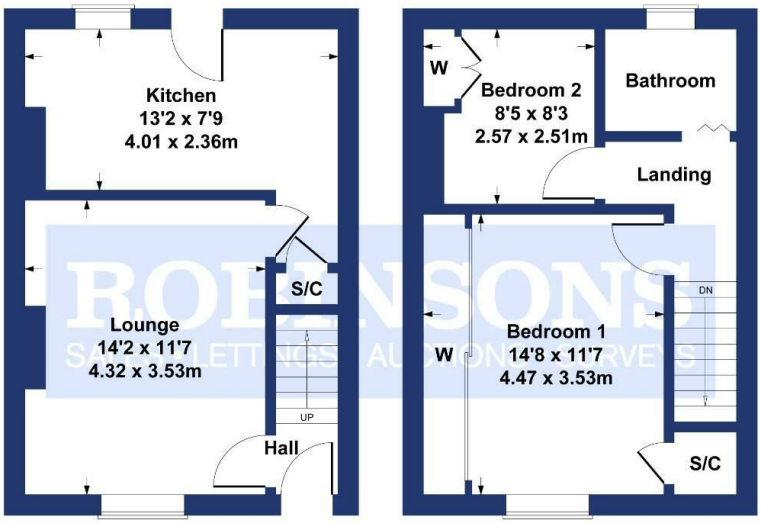
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Pearson Street

Approximate Gross Internal Area
676 sq ft - 63 sq m

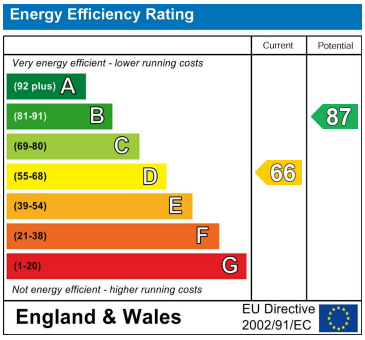


GROUND FLOOR **FIRST FLOOR**

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. 2026



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@robinsonscls.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

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.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 efficent 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS
SALES • LETTINGS • AUCTIONS