



North Street

Spennymoor DL16 6AW

Offers In The Region Of £85,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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North Street

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- Close to the town centre
- EPC RATING - C
- Modern bathroom

- Lots of amenities nearby
- Two spacious reception rooms
- Well presented throughout

- Three good sized bedrooms
- Refitted kitchen with appliances
- Ideal for both investors and first time buyers

Viewing is essential to fully appreciate this larger style terraced property with spacious accommodation, situated close to town centre amenities and with good road and public transport links.

The impressive floor plan comprises of an entrance hallway with stairs to the first floor, living room with double doors opening to the dining room which has a large storage cupboard, a refitted kitchen with appliances, a rear lobby and modern bathroom/WC. To the first floor, a large landing leads to two generous double bedrooms and a further well proportioned bedroom. At the rear is an enclosed yard. The property comes with combi gas central heating and UPVC double glazing.

This would be an ideal buy to let investment with potential rental income up to £700 PCM, but would also suit first time buyers and growing families.

GROUND FLOOR

Entrance Hall

Entered via UPVC door. With staircase leading to the first floor, laminate flooring and radiator.

Living Room

14'11" x 14'1" (4.56 x 4.31)

Having a UPVC double glazed window to the front, radiator and double doors opening to the dining room.

Dining Room

14'11" x 13'11" (4.56 x 4.25)

Further spacious reception room with a UPVC double glazed window to the rear, radiator and large storage cupboard which also houses the combi gas central heating boiler.

Kitchen

12'10" x 7'10" (3.93 x 2.39)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, along with an integrated microwave and washing machine. Further features include a fridge/freezer space, tiled splashbacks, a radiator, laminate flooring and a UPVC double glazed window to the side.

Rear Lobby

7'10" x 3'11" (2.39 x 1.20)

Having a UPVC double glazed external door to the side, fitted worktop, laminate flooring and radiator.

Bathroom/WC

7'10" x 7'4" (2.39 x 2.26)

Fitted with a modern white suite comprising of a panelled bath with mixer shower over, a hand wash basin set to a vanity unit and WC. With low maintenance cladding to the walls, a heated towel rail, an extractor fan and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

A large landing with UPVC double glazed window to the rear and access to the loft.

Bedroom One

13'11" x 12'7" (4.25 x 3.86)

Generous double bedroom with a UPVC double glazed window to the rear and a radiator.

Bedroom Two

14'6" x 12'7" (4.42 x 3.86)

Double bedroom with a UPVC double glazed window to the front and a radiator.

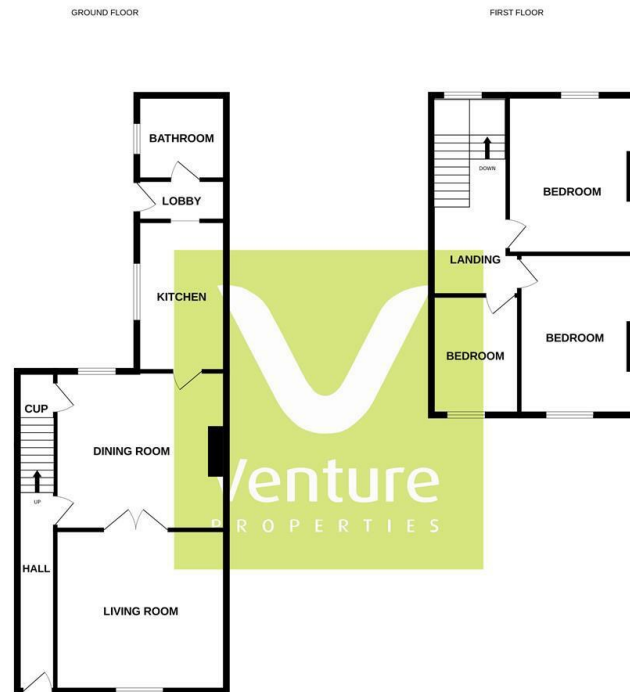
Bedroom Three

10'5" x 8'4" (3.18 x 2.56)

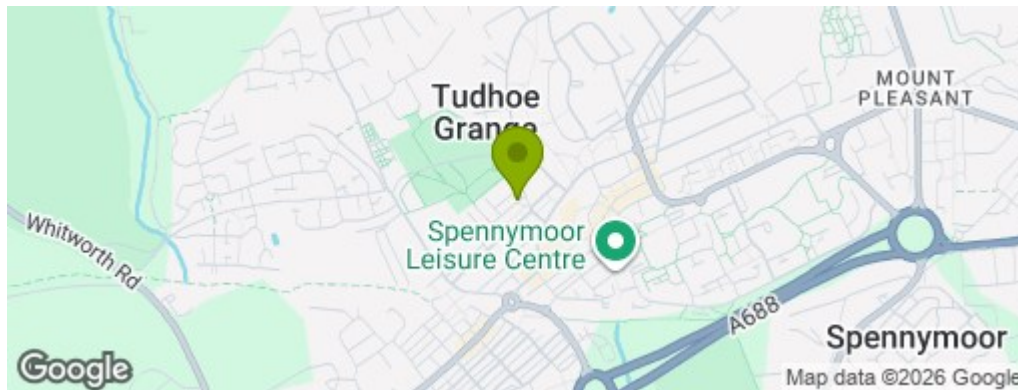
Further well proportioned bedroom having a UPVC double glazed window to the front and rear.

EXTERNAL

To the rear of the property is an enclosed yard with access gate.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The details, positions and appearance of items shown are not intended and no guarantee as to their quantity or efficiency can be given. Made with Mapbox 5/2024



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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