





Broom Street, Spennymoor, DL16 6HW
2 Bed - House - End Terrace
£69,950

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Robinsons are delighted to offer to the market with no onward chain this spacious and well presented TWO BEDROOM END TERRACE HOUSE which is a credit to its current owner and viewers will certainly not be disappointed. Situated approximately 1 mile from Spennymoor town centre providing access to local shops and amenities, schools and bus routes are also close by. A fantastic opportunity for the first time buyer or buy to let investor, the property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly comprising of; ENTRANCE HALLWAY, ATTRACTIVE LOUNGE with feature fire surround and wall lights, a fine example of a quality KITCHEN/BREAKFAST ROOM with some free standing and integrated appliances, whilst to the first floor TWO WELL PROPORTIONED BEDROOMS and MODERN BATHROOM. Externally to the rear of the property there is an enclosed yard with gated access. In more detail the accommodation comprises of;

EPC Rating E
Council Tax Band A

Hallway
Wood effect flooring, stairs to the first floor.

Lounge
16'0 x 11'8 max points (4.88m x 3.56m max points)
UPVC window, wood effect flooring, electric fire and surround, radiator.

Kitchen/Diner
15'5 x 14'9 max points (4.70m x 4.50m max points)
Wall and base units, integrated oven, hob, extractor fan, dishwasher, stainless steel sink with mixer tap and drainer, space for dryer, plumbed for washing machine, larder unit, space for dining room table, radiator, uPVC window, large storage cupboard, airing cupboard, access to the rear, tiled splashbacks.

Landing
Loft access.

Bedroom One
13'1 x 12'1 max points (3.99m x 3.68m max points)
UPVC window, radiator, storage cupboard.

Bedroom Two
11'7 x 9'3 max points (3.53m x 2.82m max points)
UPVC window, radiator.

Bathroom
8'6 x 5'7 (2.59m x 1.70m)
Panelled bath with shower over, wash hand basin, w/c, uPVC window, radiator, tiled surround.

Externally
To the front elevation, there is an easy to maintain garden. While to the rear, there is a pleasant private enclosed yard.

Agent notes
Council Tax: Durham County Council, Band

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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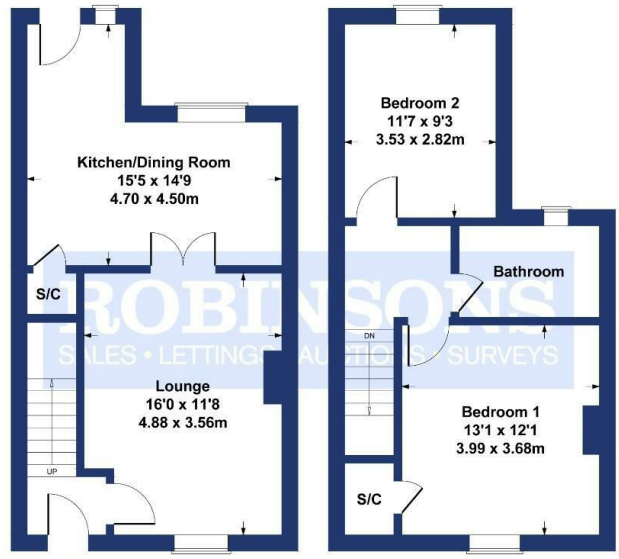
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Broom Street

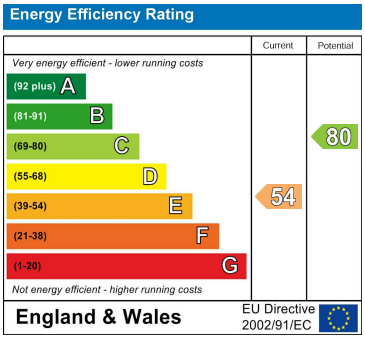
Approximate Gross Internal Area
838 sq ft - 78 sq m



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. 2023



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