





Dundas Street, Spennymoor, DL16 6AR
2 Bed - Maisonette - Upper
Asking Price £107,500

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An internal inspection is highly recommended to fully appreciate the generous space and quality of accommodation offered by this superb two-bedroom maisonette, ideally situated within walking distance of Spennymoor town centre.

Forming part of a popular development converted from the former Spennymoor Police Station, the property enjoys convenient access to a wide range of local shops, amenities and services. Beautifully presented and finished to a high standard throughout, the property combines spacious living accommodation with modern comforts, including gas central heating and double glazing.

The accommodation briefly comprises an entrance hallway on the ground floor, with stairs leading to the first floor, where you will find a spacious lounge and a modern fitted kitchen. The upper floor offers two well-proportioned bedrooms and an attractive bathroom/WC.

Externally, the property benefits from one allocated parking space, along with additional visitors' parking bays for added convenience.

The location is ideal for commuters, with excellent transport links via the A1 and A19 providing convenient access to Newcastle, Durham and Teesside. Spennymoor town centre is also within easy walking distance, making this an excellent choice for those seeking a spacious, well-presented home in a convenient location.

EPC Rating E
Council Tax Band B

Hallway
Upvc window, radiator

First Floor Landing
Radiator, stairs to second floor

Lounge
20'0 x 15'6 (6.10m x 4.72m)
Wood effect flooring, Upvc windows, electric fire surround and radiator

Kitchen/Diner
15'5 x 13'7 (4.70m x 4.14m)
Well presented wall & base units, integrated washing machine, oven, hob, extractor fan, dishwasher, tiled splash backs, space for fridge freeze, stainless steel sink with mixer tap and drainer, space for dining table, wood effect flooring, radiator, spot lights and Upvc window.

Second Floor Landing
Upvc window, space for home office, radiator

Bedroom One
16'2 x 12'5 + robes (4.93m x 3.78m + robes)
Wood effect flooring, radiator, fitted wardrobes and Upvc window

Bedroom Two
13'7 x 11'2 (4.14m x 3.40m)
Wood effect flooring, radiator, Upvc window

Bathroom
10'7 x 6'6 (3.23m x 1.98m)
Panelled bath with shower over, wash hand basin, w/c, spotlights to ceiling, radiator, Velux window

External
To the front elevation is a parking bay and visitors parking bay also close by

Lease information
Leasehold 149 year lease from 2003
Years 1 to 25 - £50.00 per annum
Years 26 to 50 - £100.00
Years 51 to 75 - £175.00
Years 76 to 100 - £275.00
Years 101 to 124 £400.00
Years 125 to 149 £500.00

Agents notes
Council Tax: Durham County Council, Band B

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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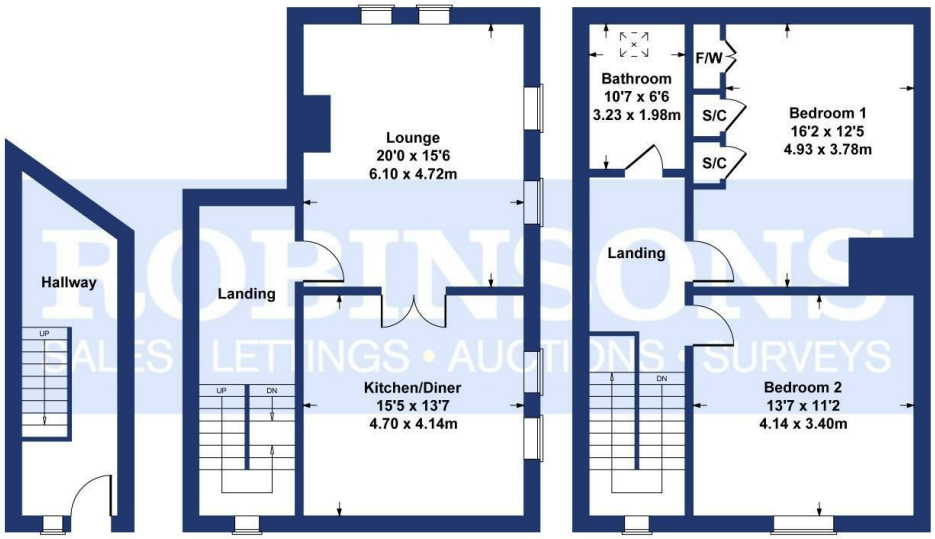
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Flat 5 The Old Police Station

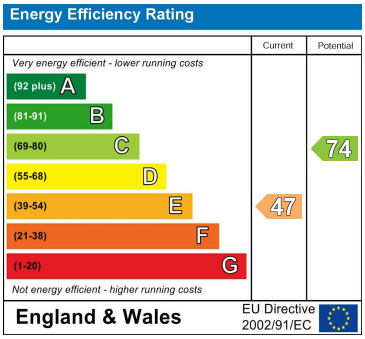
Approximate Gross Internal Area
1251 sq ft - 116 sq m



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. 2026



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