



Attwood Terrace, Spennymoor, DL16 6TE
3 Bed - House - End Terrace
Asking Price £139,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are pleased to present this charming three-bedroom end-terraced house located on Attwood Terrace in the desirable area of Tudhoe, Spennymoor. This property is offered with no onward chain, making it an ideal choice for those looking to move in swiftly.

The home is conveniently situated, providing easy access to local amenities, schools, and bus routes. Spennymoor town centre is just a five-minute drive away, while the historic city of Durham can be reached within ten to fifteen minutes by car.

Upon entering, you are welcomed by a bright entrance hallway that leads to a spacious lounge, complete with a log-burning stove, perfect for cosy evenings. The well-presented kitchen and dining room offer a delightful space for family meals and entertaining guests.

On the first floor, the landing provides access to a generously sized master bedroom, which features a lovely Juliette balcony that offers stunning views. Additionally, there are two further bedrooms and a well-appointed family bathroom, ensuring ample space for family living.

Externally, the property boasts an easy-to-maintain forecourt at the front, while the rear features an enclosed yard that leads to a good-sized garden, ideal for outdoor activities or simply enjoying the fresh air.

This property is a wonderful opportunity for families or first-time buyers seeking a comfortable home in a sought-after location. Don't miss your chance to view this delightful residence.

EPC Rating D
Council Tax Band A

Hallway

Stairs to first floor.

Lounge

17'5 x 12'4 (5.31m x 3.76m)
UPVC bay window, log burning stove, radiator.

Kitchen/Diner

14'7 x 8'7 (4.45m x 2.62m)

Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, tiled splashbacks, uPVC window, plumbed for washing machine, stainless steel sink with mixer tap and drainer, spotlights, radiator, breakfast bar, access to rear.

Landing

Access to bedrooms and bathroom.

Bedroom One

15'6 x 8'8 max points (4.72m x 2.64m max points)

Radiator, uPVC window with stunning outlook, juliette balcony.

Bedroom Two

9'5 x 9'1 max points (2.87m x 2.77m max points)

UPVC window, radiator.

Bedroom Three

9'1 x 5'9 max points (2.77m x 1.75m max points)

UPVC bay window, radiator.

Bathroom

6'6' 6'0 (1.98m' 1.83m)

White panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, chrome towel radiator, uPVC window.

Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is an enclosed yard which leads to a garden.

Agent 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 – Electric

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 licensing 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

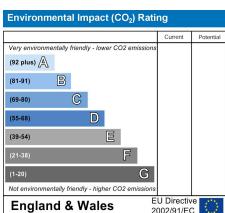
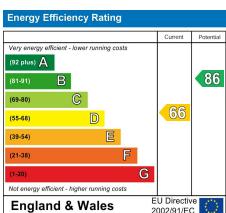
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

1



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@robinsonsccls.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
DL16 6QE
T: 01388 420444
E: info@robinsonspennymoor.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@wynyardfineandcountry.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 efficient 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.



ROBINSONS
SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonspennymoor.co.uk
www.robinsonsestateagents.co.uk