

**Weardale Street, Spennymoor, DL16 6EP**  
**2 Bed - House - Terraced**  
**Starting Bid £77,500**

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Auction ends - 05-12-2025 at 13.00

For sale by modern auction, starting price £77,500 plus reservation fee.

Located in the desirable Weardale Street of Spennymoor, this well-presented two-bedroom mid-terraced house offers a perfect blend of modern living and convenience. Upon entering, you will be greeted by a bright and inviting lounge that sets the tone for the rest of the home. The ultra-modern kitchen is a standout feature, complete with integrated appliances that make cooking a delight. Additionally, the ground floor benefits from a convenient W/C, enhancing the practicality of the space.

The property boasts two good-sized bedrooms, providing ample room for relaxation and rest. The stylish bathroom adds a touch of elegance, making it a lovely space to unwind after a long day. Outside, the good-sized garden offers a private retreat, perfect for enjoying the fresh air or entertaining guests.

Positioned in a highly sought-after area, this home is ideally located just a mile away from local shops, schools, and amenities, ensuring that everything you need is within easy reach. For those commuting, the property is conveniently placed for travel to Durham City, Darlington, and Teesside, with the A1 and A19 nearby, providing excellent transport links to other parts of the region.

This charming terraced house is an ideal choice for first-time buyers, small families, or anyone looking to enjoy a comfortable lifestyle in a vibrant community. Don't miss the opportunity to make this delightful property your new home.

EPC Rating TBC  
Council Tax Band A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

#### Porch

Tiled flooring, access to hall, spotlights.

#### Hall

Tiled flooring, stairs to first floor.

#### Lounge

12'0 x 11'6 (3.66m x 3.51m )

Stylish flooring, radiator, uPVC window, storage cupboard.

#### Kitchen/Diner

15'0 x 14'3 (4.57m x 4.34m )

Modern wall and base units, integrated oven, hob, extractor fan, space for under counter fridge freezer, plumbed for washing machine, sink with mixer tap and drainer, uPVC window, space for dining room table, spotlights, chrome towel radiator.

#### W/C

W/C, wash hand basin, extractor fan.

#### Rear Vestibule

Tiled flooring, access to rear.

#### Landing

Loft access.

#### Bedroom One

13'4 x 11'4 (4.06m x 3.45m )

UPVC window, radiator, airing cupboard.

#### Bedroom Two

12'8 x 9'2 (3.86m x 2.79m )

Fitted wardrobes, radiator, wood effect flooring, uPVC window.

#### Bathroom

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

#### Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is a good sized enclosed garden and patio.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

#### Heating:

Broadband: Ultra-fast 1000Mbps \*

Mobile Signal: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,703.96 p.a

Energy Rating: C

**Disclaimer:** The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

#### Auction Terms and Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### Buyer Conveyancing

Marketing Materials:

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

#### MOS:

Premium Conveyancing pack is available on this property and will be sent to the sellers solicitor along with the draft contract, the pack contains:

Law Society TA Forms

Answers to Standard Enquiries

Local, Environmental, Water & Drainage Searches

The buyer has signed an agreement to cover the cost of the pack upon completion for an amount of £300+VAT. The agreement will be enclosed in the pack you receive from the Vendors solicitors.



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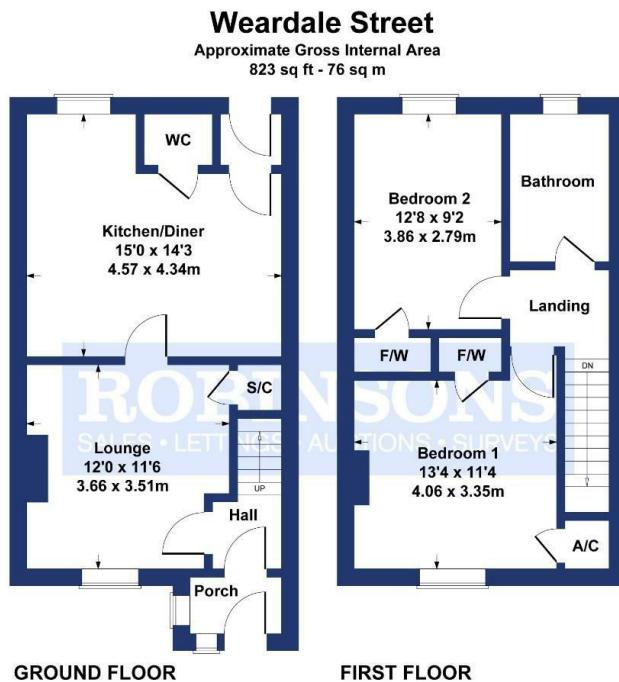
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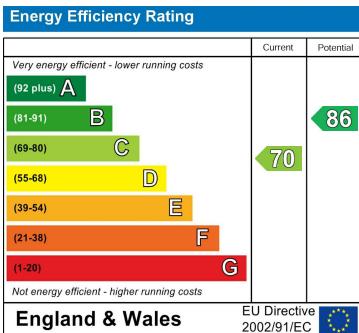
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#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025



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



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