



Grainger Street

Spennymoor DL16 6HR

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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Grainger Street

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- No chain involved
- EPC RATING - D
- Two spacious reception rooms

- Perfect for first time buyers
- Potential rental income up to £700 PCM
- Well presented

- Ideal investment opportunity
- Three bedrooms
- Close to town centre amenities

Available for sale with no chain involved, this spacious end of terrace property is a perfect option for both first time buyers and buy to let investors, with potential rental income up to £700 PCM. Well presented throughout and sensibly priced, early viewing is highly recommended.

The floor plan comprises of an entrance lobby, two generous reception rooms and fitted kitchen to the ground floor. To the first floor there are two double bedrooms, a further well proportioned single bedroom and bathroom/WC. Externally there is an enclosed yard with storage shed.

The property is located within easy reach of all town centre amenities and enjoys good road and public transport links.

GROUND FLOOR

Entrance Lobby

Entered via UPVC double glazed door. With an internal door to the living room.

Living Room

16'2" x 11'9" (4.93 x 3.60)

Well presented living room with UPVC double glazed

window to the front, stairs leading to the first floor, an understairs storage cupboard and radiator.

Dining Room

16'2" x 11'1" (4.93 x 3.40)

Further spacious reception room with a UPVC double glazed window to the rear, storage cupboard and radiator.

Kitchen

10'6" x 8'9" (3.21 x 2.68)

Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker with stainless steel extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a radiator and UPVC double glazed window and door to the rear yard.

FIRST FLOOR

Landing

With access to the loft which is partly boarded for storage.

Bedroom One

11'2" x 9'10" (3.42 x 3.00)

Double bedroom with a UPVC double glazed window to the rear, radiator and cupboard housing the combi gas central heating boiler.

Bedroom Two

11'10" x 8'3" (3.62 x 2.53)

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

Bedroom Three

8'3" x 7'7" (2.52 x 2.33)

Further well proportioned bedroom having a UPVC double glazed window to the front, radiator and storage cupboard/wardrobe.

Bathroom/WC

5'10" x 5'10" (1.80 x 1.78)

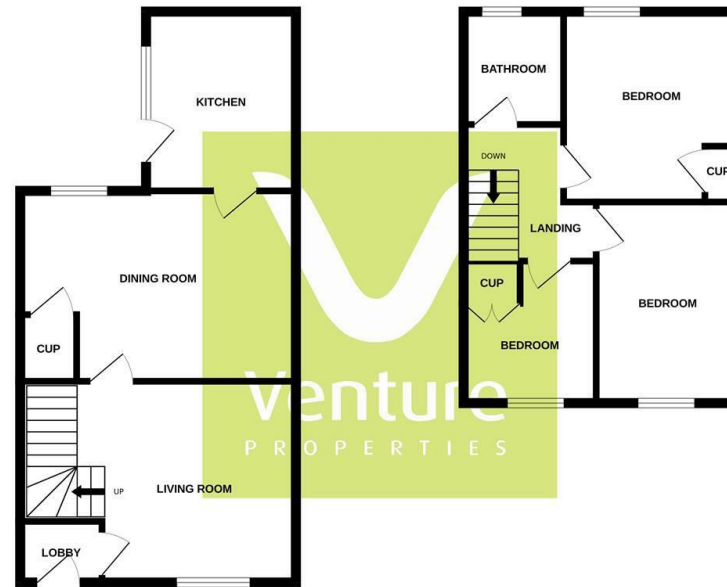
Comprising of a panelled bath with electric shower over, pedestal wash basin, WC, extractor fan, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

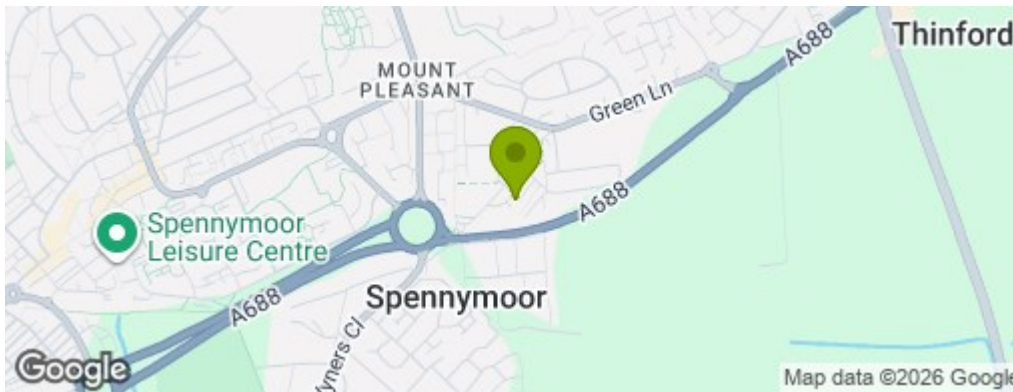
To the rear of the property is an enclosed, paved yard with storage shed, cold water tap and access gate.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 D

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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