Craddock Street, Spennymoor, DL16 7TB

2 Bed - House - Mid Terrace

£55,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this fantastic investment opportunity to acquire a well-presented two-bedroom mid-terraced property, ideally situated within easy walking distance of Spennymoor Town Centre.

The property is conveniently located close to a range of local amenities, leisure facilities, schools and public transport links. In our opinion, this property would make an excellent investment purchase or an ideal first-time buyer home. The property benefits from gas central heating and UPVC double glazing.

In brief, the accommodation comprises: entrance hallway, spacious lounge, dining room, fitted kitchen and ground floor bathroom. To the first floor, a landing provides access to two well-proportioned bedrooms. Externally, the property benefits from an enclosed rear yard.

With all of the above in mind, early viewing is highly recommended to avoid disappointment.

EPC Rating: D
Council Tax Band: A

Hallway
Radiator, stairs to first floor

Lounge
13'1 x 12 max points (3.99m x 3.66m max points)
Upvc window, storage cupboard, radiator

Dining room
10'9 x 12'3 max point (3.28m x 3.73m max point)
Upvc window, radiator.

Kitchen
12'2 x 6'7 (3.71m x 2.01m)
well presented wall and base units, integrated oven, hob, extractor fan, integrated fridge / freezer compartment , stainless steel sink with mixer tap and drainer, UPVC window, access to rear

Bathroom
6'7 x 5'8 (2.01m x 1.73m)
White panelled bath with shower over, wash hand basin, w/c, extractor fan, Upvc window, radiator, tiled splash backs

Landing
Upvc window, loft access

Bedroom One
16'6 x 11 max points (5.03m x 3.35m max points)
Upvc window, radiator

Bedroom Two
12'1 x 10'1 max points (3.68m x 3.07m max points)
Upvc window, radiator

Externally
To the rear is a enclosed yard

Agency 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 – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – vendor advises there is fibre installed to the property 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 – yes
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

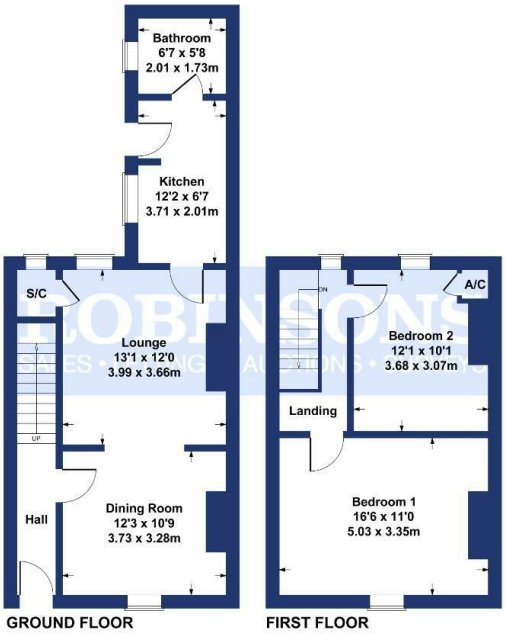
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Craddock Street

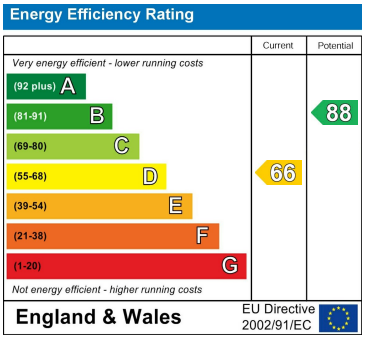
Approximate Gross Internal Area
886 sq ft - 82 sq m



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



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@robinsonscls.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
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.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@ robinsonswynyard.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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS
SALES • LETTINGS • AUCTIONS