



Baff Street, Spennymoor, DL16 7TY
2 Bed - House - Mid Terrace
Offers Over £65,000

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Robinsons are delighted to offer to the market this larger than average two bedroom mid terraced home, available with the added benefit of no onward chain. Ideally situated within a short five-minute walk of Spennymoor Town Centre, the property enjoys easy access to a wide range of local shops, schools and everyday amenities. The location is also well suited to commuters, offering excellent transport links to Durham City, Darlington and Teesside, with the A1(M) and A19 nearby providing convenient access throughout the region.

This attractive home is expected to appeal to a variety of buyers, particularly first-time purchasers and property investors. Benefits include a well-presented fitted kitchen, spacious lounge, separate dining room, UPVC double glazing throughout and gas central heating via a combination boiler. The accommodation briefly comprises an entrance hallway, generous lounge, separate dining room and fitted kitchen to the ground floor. To the first floor is a large landing which gives access to two double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear yard. Early viewing is advised to avoid any disappointment.

EPC Rating: C
Council Tax Band: A

Hallway

Radiator, quality flooring, stairs to first floor.

Lounge

13'3 x 13'0 max points (4.04m x 3.96m max points)

Radiator, quality flooring, gas fire, Upvc window, gas fire and surround.

Dining room

14'2 x 13'0 (4.32m x 3.96m)

Radiator, quality flooring, Upvc window.

Kitchen

12'4 x 7'8 (3.76m x 2.34m)

Wall and base units, electric cooker point, stainless sink with drainer, Upvc window, radiator, plumbed for washing machine, tiled splash backs, storage cupboard, space for under counter fridge and freezer, access to rear.

Landing

Upvc window, radiator, storage cupboard and loft access.

Bedroom One

14'4 x 10'7 max points (4.37m x 3.23m max points)

Upvc window and radiator

Bedroom Two

13'4 x 10'7 (4.06m x 3.23m)

Upvc window and radiator.

Bathroom

10'1 x 6'1 (3.07m x 1.85m)

Panelled bath with shower over, wash hand basin, W/C, Upvc window, radiator.

Externally

To the front elevation is a easy to maintain enclosed yard.

Agents Note

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

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains unknown if metered.

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – EE O2 Three Vodafone

Estimated Broadband Download speeds – Ultra-fast 10000Mbps *

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 – being applied for NA

Rights & Easements – None known, check with seller

Flood risk website – Very Low

Coastal Erosion – NA

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware

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.



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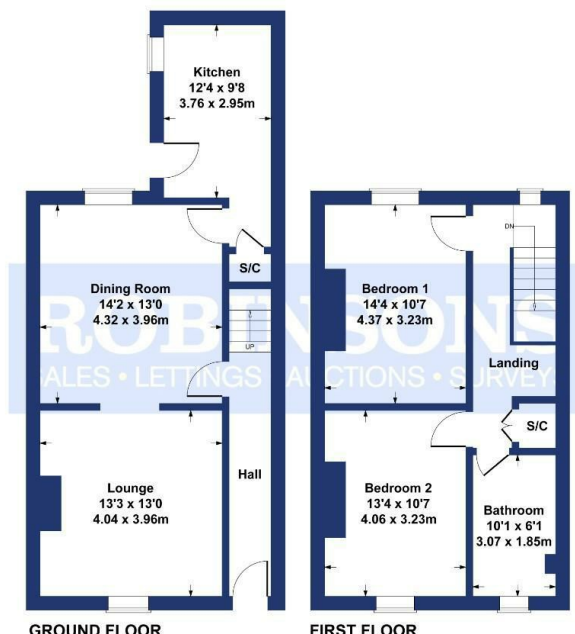
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Baff Street
Approximate Gross Internal Area
1020 sq ft - 95 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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.



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