



West Terrace, Spennymoor, DL16 7BW
2 Bed - House - Terraced
Asking Price £45,000

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Robinsons are delighted to bring to the market this two-bedroom mid-terraced property, which presents an excellent opportunity for full renovation. Ideally situated, the home benefits from superb transport links, with easy access to Bishop Auckland via the A688 and Durham City via the A167, making it well suited to commuters. The property is also conveniently located close to a range of local primary and secondary schools, as well as shopping facilities catering to everyday needs. Spennymoor town centre lies just half a mile away, offering a wider selection of amenities and services.

In brief, the property comprises an entrance hallway, a spacious lounge, separate dining room, and kitchen to the ground floor. To the first floor are two double bedrooms and a bathroom with a separate WC. Externally, the property features an easy-to-maintain forecourt to the front and an enclosed yard to the rear.

EPC Rating
Council tax band

Hallway

Lounge

12'4 x 10'8 + bay (3.76m x 3.25m + bay)

Dining room

12'4 x 11'0 (3.76m x 3.35m)

Kitchen

11'2 x 11'0 (3.40m x 3.35m)

Landing

Bedroom One

14'2 x 12'5 (4.32m x 3.78m)

Bedroom Two

12'4 x 7'5 (3.76m x 2.26m)

Bathroom

W/C

Agents Notes

Council Tax: Durham County Council, Band A, Approx.
£1,708.78 p.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 licencing area – TBC

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.



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Strategic Marketing Plan

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

DURHAM

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WYNYARD

The Wynd

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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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