





West Terrace, Spennymoor, DL16 7BW
3 Bed - House - End Terrace
Asking Price £129,995

ROBINSONS
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Vestibule
Tiled Flooring

Hallway
Radiator, wood effect flooring, stairs to first floor

Lounge
14'7 x 12'0 + bay (4.45m x 3.66m + bay)
Feature fire and surround, wood effect flooring, UPVC bay window

Dining Room
15'6 x 12'7 (4.72m x 3.84m)
Radiator, wood effect flooring, French doors leading to rear

Kitchen
11'8 x 8'5 (3.56m x 2.57m)
Stunning wall and base units, integrated oven, hob extractor fan, fridge freezer. washing machine. Quartz sink and mixer tap with drainer, radiator, spot lights UPVC window, storage cupboard, tiled flooring, access to rear.

Landing
Radiator, loft access, storage cupboard

Bedroom One
12'8 x 12'7 (3.86m x 3.84m)
UPVC window, radiator, airing cupbaord

Bedroom Two
11'9 x 1'7 (3.58m x 0.48m)
UPVC window, fitted wardrobes

Bedroom Three
9'0 x 6'0 (2.74m x 1.83m)
UPVC window and radiator

Bathroom
Panelled bath with shower over, wash hand basin, W?C, radiator, UPVC window, storage cupboard

Externally
To the front elevation is an easy to maintain forecourt, and to the rear enclosed yard.

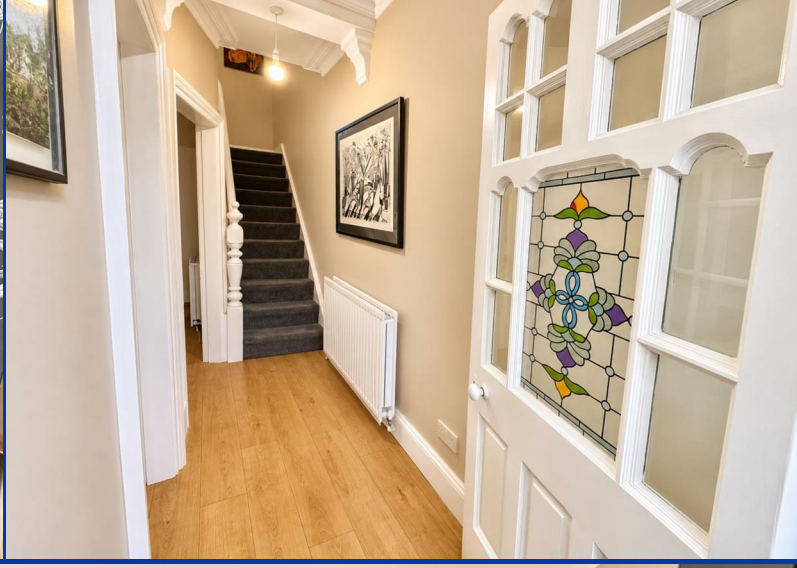
Agents Notes
Council Tax: Durham County Council, Band TBC
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – 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 – no
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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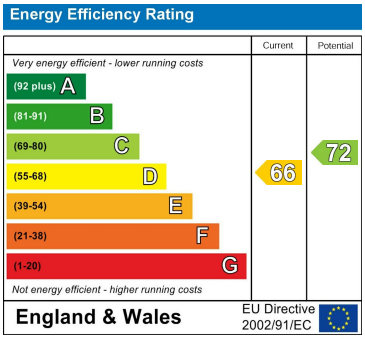
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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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.