

Albion Street, DL16 7AP
3 Bed - Bungalow - Dormer Terrace
Asking Price £99,950

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RARE TO THE MARKET

Robinsons are delighted to present this spacious three-bedroom mid-terraced dormer bungalow, offered to the market with no onward chain. Enjoying an attractive position that is not directly overlooked at the front, the property benefits from pleasant views across open playing fields.

Situated on the outskirts of Spennymoor, Albion Street is just a short walk from local bus routes, while the town centre and its amenities lie approximately one mile away. The home features UPVC double glazing and gas central heating, making it an appealing option for buy-to-let investors or those looking to downsize.

The accommodation briefly comprises: entrance hallway, a generous lounge, separate dining room, well-proportioned kitchen, one good-sized ground-floor bedroom, and a wet room. To the first floor are two further double bedrooms. Externally, the property offers a rear yard with gated access and a garage located nearby.

Early viewing is strongly recommended to avoid disappointment.

Vestibule

Access to lounge and bedroom one, storage cupboard

Lounge

12'1 x 11'9 max points (3.68m x 3.58m max points)

Upvc window, radiator, electric fire and surround.

Dining Room

11'9 x 9'4 (3.58m x 2.84m)

Upvc window, radiator.

Inner Hall

Storage Cupboard, Access to Shower room and Kitchen

Kitchen.

12 x 8'9 (3.66m x 2.67m)

Wall and base units, electric cooker point, plumbed for washing machine, tiled splash backs, space for fridge / freezer, Upvc window, radiator, Access to rear.

Wet Room

Shower, wash hand basin, W/C, Upvc window, chrome towel radiator.

Bedroom One

11'8 x 9'3 (3.56m x 2.82m)

Upvc window, radiator.

Landing

Sky light, access to bedroom two and three

Bedroom Two

12 x 9'6 (3.66m x 2.90m)

Upvc window, radiator and storage cupboard

Bedroom Three

12 x 10'5 (3.66m x 3.18m)

Upvc window, radiator and storage cupboard

Externally

To the rear is a easy to maintain yard and the property has the benefit of a garage located close by.

Agents Notes

Council Tax: Durham County Council, Band A

EPC Rating - D

Tenure: Freehold

Estate Management Charge - No .

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 Metered

Sewerage – Mains

Heating – Gas

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 – Yes - Granted

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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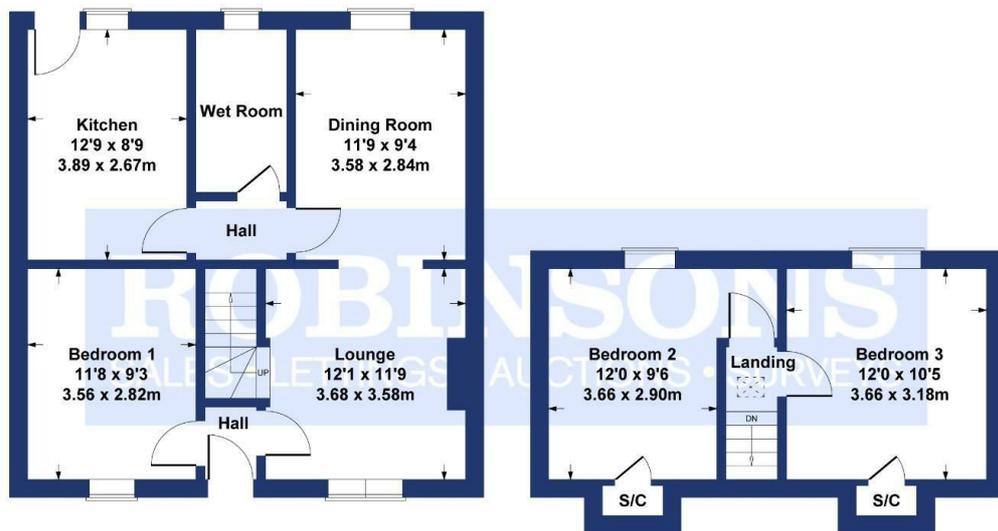
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Albion Street

Approximate Gross Internal Area
894 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
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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