



Weardale Street, Spennymoor, DL16 6EP
2 Bed - House - Mid Terrace
£79,995

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Robinsons are delighted to offer to the market with no onward chain, this well presented two bedroom mid-terraced property. The property is positioned pleasantly within the highly sought after location of Weardale Street and is ideally located for local shops schools and amenities which lie approximately 1 mile away and ideally placed for the commuter travelling to Durham City, Darlington and Teesside. The A1 and A19 are within close proximity, providing good transport links to other parts of the region. The property has an endless amount of benefits and some of its key features are; spacious lounge, well presented kitchen, separate dining room and good sized rear garden. Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance porch, hall, lounge, well presented kitchen which all white goods will be included in the sale and separate dining room. To the first floor is two good sized bedrooms and family bathroom. Externally to the front elevation is an easy to maintain garden and to the rear is a good sized garden and patio which isn't directly overlooked.

EPC Rating C
Council Tax Band A

Porch

UPVC window.

Hall

Stairs to first floor.

Lounge

13'1 x 11'2 (3.99m x 3.40m)

UPVC window, radiator, quality flooring.

Dining Room

11'2 x 6'8 (3.40m x 2.03m)

Quality flooring, radiator, uPVC window.

Kitchen

18'2 x 7'5 (5.54m x 2.26m)

Modern wall and base units, integrated dishwasher, washing machine, range oven, extractor fan, american fridge freezer, stainless steel sink with mixer tap and drainer, quality flooring, uPVC window, tiled splashbacks, storage cupboard.

Landing

Bedroom One

11'5 x 11'2 (3.48m x 3.41m)

UPVC window, radiator.

Bedroom Two

11'2 x 13'0 (3.40m x 3.96m)

Two storage cupboards, wood effect flooring, uPVC window.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, uPVC window, chrome towel radiator.

Externally

To the front elevation is an easy to maintain small garden. While to the rear, there is a good sized enclosed garden and patio.

Agent Notes

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

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Property Construction – Standard – Brick and Stone

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 (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Average

Estimated Broadband Download speeds – 1000 Mbps

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 – N/A

Rights & Easements – None known, check with seller

Flood risk – Very low

Coastal Erosion – N/A

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 – any alterations or conversions etc.

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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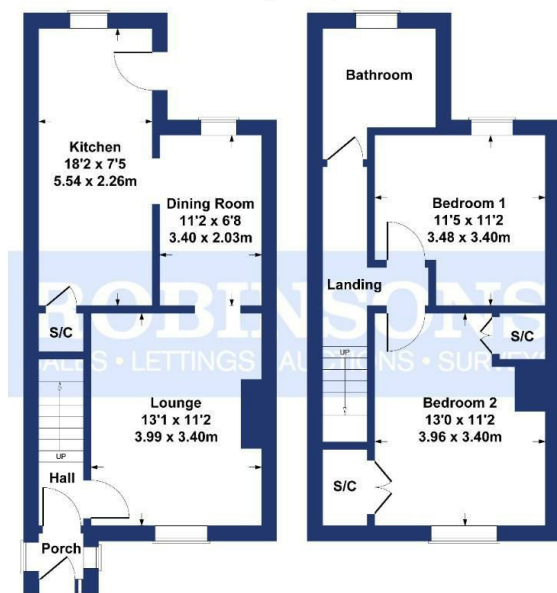
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Weardale Street
Approximate Gross Internal Area
860 sq ft - 80 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. 2025

Energy Efficiency Rating		
	Current	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		
		87
	72	
EU Directive 2002/91/EC		
England & Wales		

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1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

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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@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

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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

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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 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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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk