

**Jackson Street, Spennymoor, DL16 6AJ**  
**2 Bed - House - End Terrace**  
**£495 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this well presented two bedroomed end of terraced home, situated in a popular residential area only a couple of minutes walk from Spennymoor Town Centre with an excellent range of shops and leisure facilities. Local schools and bus routes are also within easy reach. The property has the benefit of been recently redecorated, new flooring, gas central heating and uPVC double glazing and early viewing is advised to avoid any disappointment.

The accommodation briefly comprises of ENTRANCE HALL, LOUNGE, OPEN PLAN KITCHEN/DINER, to the first floor is TWO DOUBLE BEDROOMS and family bathroom, Externally to the rear is a good sized yard.

EPC Rating D  
Council Tax Band A  
Bond: £495  
No Smokers  
Tenant Earnings: £15,000  
Guarantor Earnings: £21,600  
Unfurnished

### Hallway

Stairs to first floor.

### Lounge

15'2 x 12'5 (4.62m x 3.78m )

Storage cupboard, radiator, uPVC window.

### Kitchen/Diner

15'8 x 6'9 (4.78m x 2.06m)

Wall and base units, plumbed for washing machine, integrated oven, hob, extractor, radiator, space for fridge freezer, access to rear, space for dining room table, tiled splashback, uPVC window, radiator.

### Landing

Storage cupboard, loft access.

### Bedroom One

13'2 x 12'1 (4.01m x 3.68m )

UPVC window, radiator, storage cupboard.

### Bedroom Two

10'2 x 9'3 (3.10m x 2.82m)

UPVC window, radiator.

### Bathroom

Panelled bath, wash hand basin, W/C, uPVC window, radiator, extractor fan.

### Externally

To the rear there is an enclosed yard.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal: Good

Tenure: Freehold

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

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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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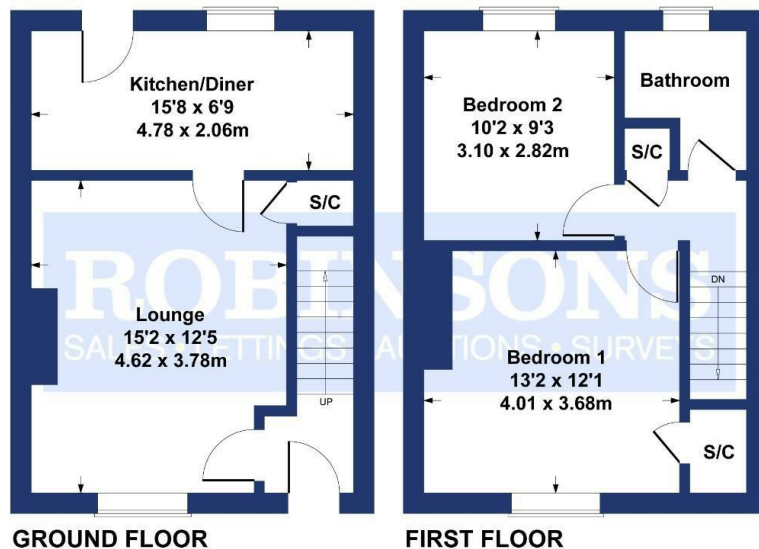
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Jackson Street**  
Approximate Gross Internal Area  
702 sq ft - 65 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. 2025

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|   |           | <b>86</b> |
|   | <b>59</b> |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

## DURHAM

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

## CROOK

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@robinsonswynyrd.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.



# ROBINSONS

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