



Wood Vue, Spennymoor, DL16 6RQ
2 Bed - House - Semi-Detached
Starting Bid £65,000

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For sale by modern auction, starting price £65,000 plus reservation fee.

Enjoying a pleasant position on the outskirts of this established residential development, we are delighted to offer for sale this competitively priced two-bedroom semi-detached home. Requiring a degree of modernisation and updating throughout, the property presents an excellent opportunity for a first-time buyer looking to create their ideal home or a buy-to-let investor seeking a well-located addition to their portfolio. Offered to the market with no onward chain, this property represents fantastic potential and value.

Situated within approximately a ten-minute walk of Spennymoor Town Centre, local shops, schools and amenities, the property is also ideally located for commuters travelling to Durham City Centre, Darlington and Teesside, with the A1(M) and A19 providing excellent road links throughout the region.

The floorplan briefly comprises: Entrance Hall, Lounge, Kitchen/Dining Room and Rear Lobby. To the first floor are two generous double Bedrooms and a Family Bathroom.

Externally, the property benefits from a garden and off-road parking to the front, whilst to the rear there is a good-sized enclosed garden enjoying a pleasant outlook over woodland.

Properties offering such potential in this popular location rarely remain on the market for long, therefore early viewing is highly recommended to avoid disappointment.

EPC Rating: TBC
Council Tax Band: A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.
* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price
* Reservation Fees Applicable * The Modern Method of Auction

Hallway

Stairs to first floor.

Lounge

12'0 x 13'5 max points (3.66m x 4.09m max points)

Upvc window, radiator.

Kitchen / Diner

16'9 x 9'2 (5.11m x 2.79m)

Base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, plumbed for washing machine, Upvc window, radiator.

Rear Lobby

Access to rear.

Landing

Loft access, storage cupboard.

Bedroom One

16'8 x 9'3 (5.08m x 2.82m)

Upvc windows, radiator.

Bedroom Two

10'6 x 9'6 (3.20m x 2.90m)

Upvc window, radiator.

Bathroom

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

Externally

To the front elevation is a easy to maintain garden and driveway, while to the rear there is a good sized enclosed patio/ garden.

Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Agents Notes

Council Tax: Durham County Council, tax band - 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 – 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 – no

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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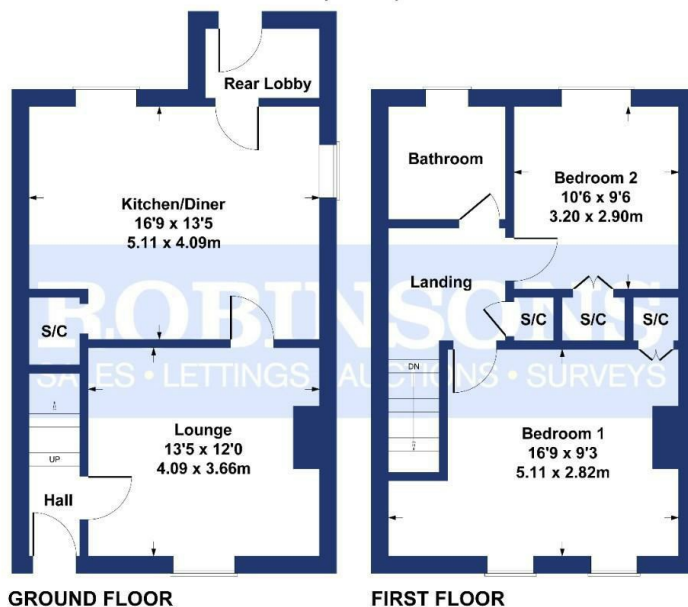
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wood Vue
Approximate Gross Internal Area
898 sq ft - 83 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. 2026

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		
England & Wales EU Directive 2002/91/EC		

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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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