


**Wood Street, Spennymoor, DL16 7AU**
**3 Bed - House - Mid Terrace**
**Asking Price £87,500**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

# Wood Street
# Spennymoor, DL16 7AU

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this recently refurbished three bedroom home. The property has modern fitted kitchen and bathroom, it is warmed by gas central heating and has UPVC double glazed windows. A stand-out features of the property is the staircase from the main bedroom giving access to the attic.

The internal accommodation comprises; lounge with window to the front aspect and opens to the kitchen which has a modern range of wall, base and drawer units with integrated hob and oven and space for dining table. The rear hallway has plumbing for a washing machine and storage cupboard. Bathroom with three piece suite.

To the first floor there are three bedrooms, the main having a staircase to the attic with radiator and 'Velux' style window.

Outside there is an enclosed yard to the rear.

This impressive property is ideally suited to a range of buyers, including first-time purchasers, and benefits from a convenient location with easy access to local bus routes, reputable schools, and Spennymoor Town Centre, where a variety of amenities can be found.























**Open plan Lounge/kitchen**
24'4x13'2 (7.42mx4.01m)

**Rear Hallway**

**Bathroom**

**First floor landing**

**Bedroom One**
13'4x9'7 (4.06mx2.92m)

**Bedroom Two**
10'6x6'7 (3.20mx2.01m)

**Bedroom Three**
7'4x6 (2.24mx1.83m)

**Attic**
11'1x12'2 (3.38mx3.71m)

**Externally**
To the rear there is an enclosed yard

**Agents Notes**
Council Tax: Durham County Council, Band A

Property Construction – Non Standard - 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

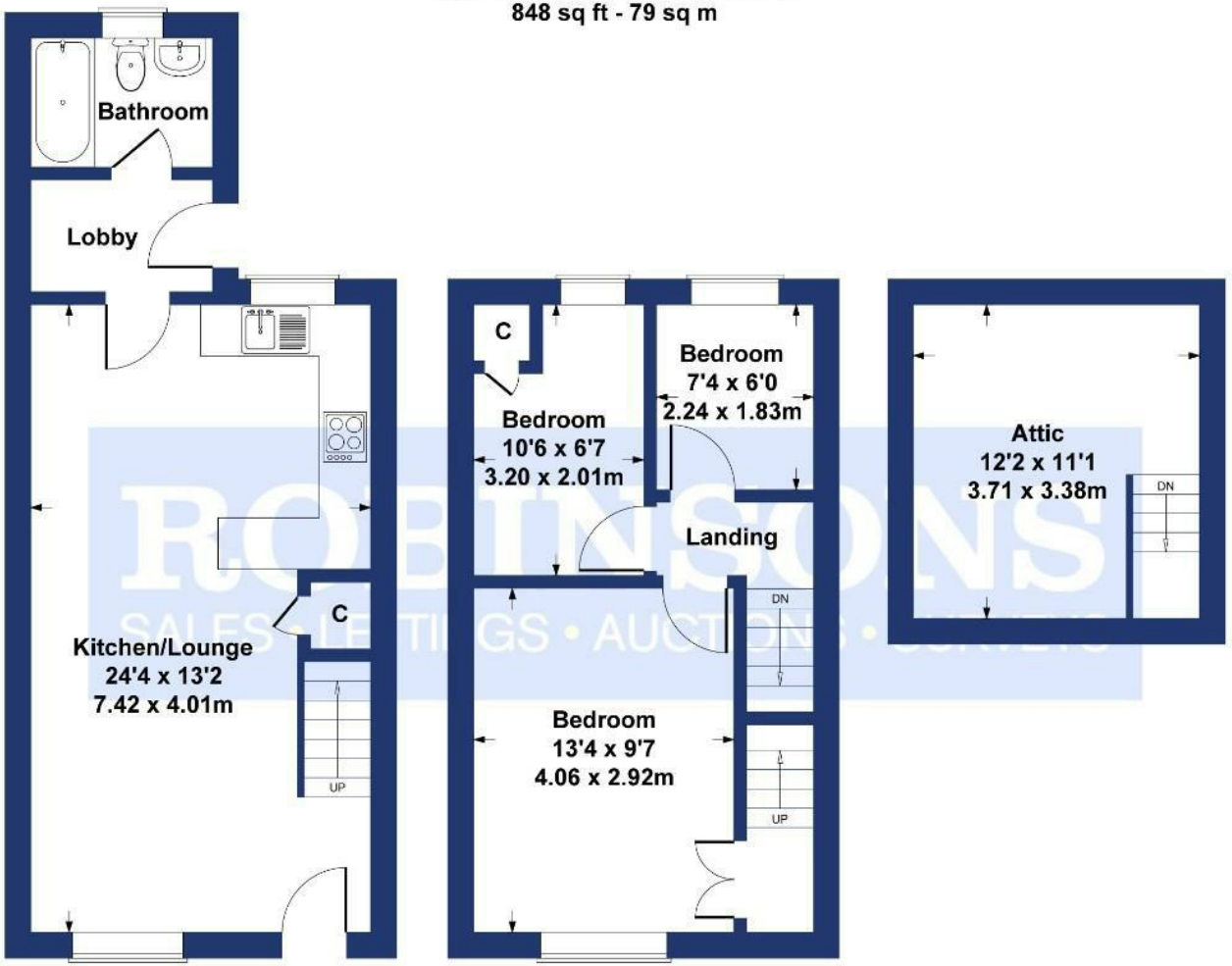
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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.

# Wood Street, Spennymoor

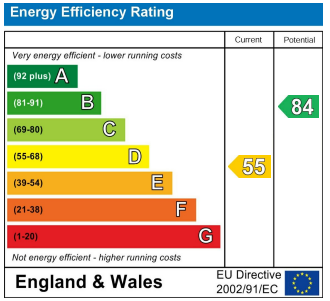
**Approximate Gross Internal Area**
**848 sq ft - 79 sq m**




**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




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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

RICS
ARLA
Association of Residential Letting Agents
mortgage CHOICE
from Robinsons