



Front Street, Tudhoe Colliery, DL16 6TG
2 Bed - House - Mid Terrace
Asking Price £90,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to bring to the market this charming mid-terrace house located on Front Street in Tudhoe Colliery, Spennymoor. This property boasts a spacious layout with a cosy reception room, two generously sized double bedrooms, and a well-appointed kitchen.

Situated in a popular residential area, this home is ideal for first-time buyers looking to settle down in a welcoming community. The property's proximity to local amenities ensures convenience and easy access to everything you need for day-to-day living.

The accommodation on offer briefly comprises: Lounge, dining kitchen, rear lobby and bathroom to the ground floor whilst to the first floor there are two good sized double bedrooms. Externally to the front there is a fence enclosed garden whilst to the rear there is a enclosed yard with access to a rear lane.

Whether you're looking to step onto the property ladder or seeking a comfortable space to call home, this house offers a fantastic opportunity to create a cosy and inviting living environment. Don't miss out on the chance to make this lovely property your own in this desirable location.

To arrange a viewing please call Robinsons on 01388 420444



GROUND FLOOR

Lounge

13'4" x 12'0" (4.07 x 3.66)

With free standing fire surround housing electric coal effect fire, uPVC door and uPVC double glazed window to the front.

Kitchen/Dining Room

13'3" x 13'4" maximum (4.04 x 4.07 maximum)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer stainless steel sink unit, electric hob with extractor hood, built under oven, plumbing for automatic washing machine, tiled splashbacks and flooring, understair storage cupboard, stairs to first floor and uPVC double glazed window to the rear.

Rear Lobby

With uPVC double glazed door to the rear yard and tiled flooring.

Bathroom

Fitted with a three piece suite comprising paneled bath with shower over, pedestal wash basin, low level WC, tiled splash backs and uPVC double glazed window to the rear.

FIRST FLOOR

Bedroom 1

13'4" x 12'0" (4.07m x 3.66m)

With uPVC double glazed window to the front.

Bedroom 2

13'3" x 9'10" (4.04 x 3.02)

With built in double wardrobe, over stair storage cupboard and uPVC double glazed window to the rear with open park views.

EXTERNAL

To the front of the property there is a fence enclosed garden with mature shrubs whilst to the rear there is an enclosed yard with pergola and patio area, brick built storage shed and gate leading to a rear lane.

AGENTS NOTES

Council Tax: Durham County Council, 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 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 Council Tax: Durham County Council, Band A

Property Construction – Non Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

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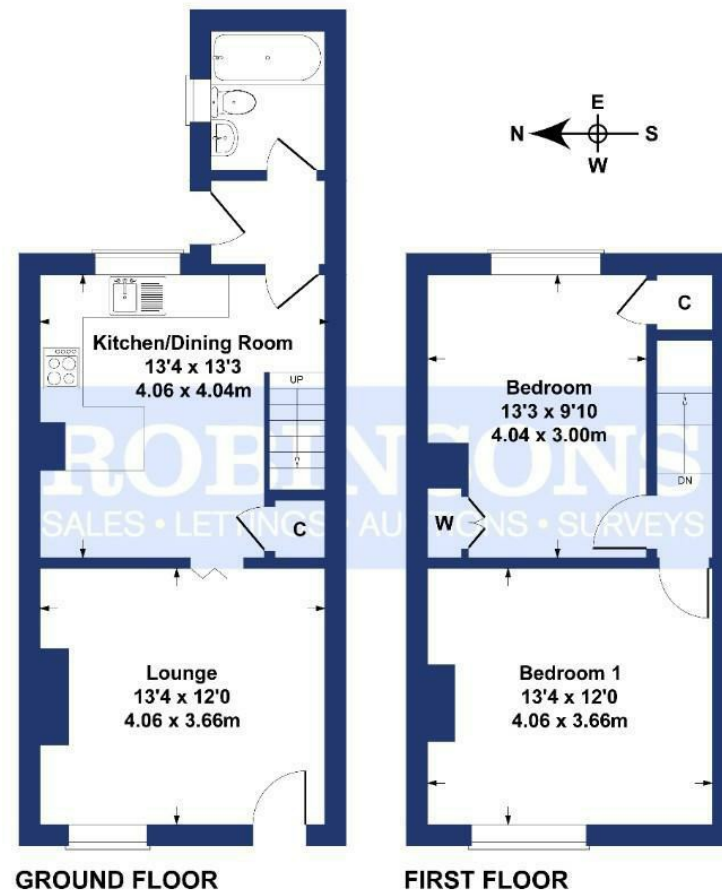
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks. per individual purchaser applies for carrying out these checks.





Front Street

Approximate Gross Internal Area
148 sq ft - 69 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.

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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

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.