



## 2 bed terraced house to buy in

Wear Street, Spennymoor, Durham, DL16  
7UA

# £51,000

 x 2  x 1  x 1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Low-maintenance rear yard
- ✓ Council Tax Band - A
- ✓ On street parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinsons are pleased to present this double fronted, two-bedroom end-terraced house, ideally located on Wear Street in the heart of Spennymoor. The property offers well-proportioned accommodation, including a private rear yard.

Upon entering the property, you are welcomed by a vestibule that leads into a spacious lounge, perfect for relaxation.

The neutrally decorated lounge benefits from a feature fireplace that houses and electric fire, a cosy space in those winter months.

Adjacent to the lounge there is a separate dining room, with a large front-facing window allowing natural light into the room, ideal for entertaining guests, enjoying family meals or for using as a secondary reception room.

A well-presented kitchen is fitted with a range of modern white wall and base units, providing ample storage while the contrasting worktops allow for plenty of space for food preparation. The kitchen features an integrated oven and hob with an extractor fan above, there is plumbing for a washing machine for added convenience. The stainless steel sink with mixer tap and drainer is positioned beneath a rear-facing window, allowing natural light to brighten the space and offer a pleasant outlook. Fully tiled walls and tiled flooring create a sleek, low-maintenance finish, enhanced by inset ceiling spotlights that provide a bright and modern feel throughout.

Moving to the first floor up the stairs, you will find two generously sized double bedrooms, both well-presented and offering excellent proportions. Each room benefits from fitted wardrobes, providing ample and practical storage while maintaining a clean and uncluttered feel. The master bedroom further enjoys the added luxury of a private ensuite, creating a convenient and comfortable retreat. Both bedrooms are filled with natural light and offer versatile layouts, making them ideal for modern family living or visiting guests.

The ensuite hosts a WC, wash hand basin, and shower cubicle. The room is finished with tiled flooring and part-tiled walls, creating a clean and modern feel while ensuring easy maintenance. A useful storage area to the side provides additional practicality, making this a well-presented and functional private bathroom.

A well-presented three-piece bathroom with a WC, wash hand basin and a curve panelled bath with an overhead shower, offering both style and practicality. The room is finished with fully tiled walls and flooring, creating a sleek, modern, and low-maintenance space. A frosted window to the rear allows natural light to fill the room while maintaining privacy. Overall, this is a clean and contemporary bathroom, perfectly suited to modern living.

Externally, the property benefits from an easy-to-maintain, wall enclosed, rear yard, providing a pleasant outdoor area that requires minimal upkeep. To the front, on-street parking is available, offering ease of access for residents and visitors alike. Overall, the property combines practicality with comfort, making it an appealing home in a desirable location.

Wear Street is conveniently located in Spennymoor, close to a range of local amenities including shops, supermarkets, schools, and leisure facilities. The property benefits from regular bus services to Durham, Bishop Auckland, and surrounding areas, with easy access to the A1(M) and A19 for commuting. Rail links are available from nearby Durham and Bishop Auckland stations.

Viewing is highly recommended to fully appreciate this property. Contact your local Pattinson Durham branch to arrange an appointment.

Council Tax Band: A

Tenure: Freehold

Price: £51,000

Property Type: Terraced House

Parking: Allocated

Heating: Gas

## Bedroom 1

3.15m x 4.93m (10'4" x 16'2")

A double bedroom featuring a front-aspect double-glazed window, radiator, and carpeted flooring, with the added benefit of an en-suite and built-in wardrobes."



## Bedroom 2

3.07m x 4.27m (10'0" x 14'0")

"A double bedroom featuring a front-aspect double-glazed window, radiator, carpeted flooring, and built-in wardrobes."



## Bathroom

2.61m x 2.08m (8'6" x 6'9")

"The bathroom features a three-piece suite comprising a panelled bath with shower over, a low-level WC, and a pedestal wash hand basin. Additional benefits include fully tiled walls and flooring, a radiator, and a frosted double-glazed window."



## Kitchen

3.26m x 2.07m (10'8" x 6'9")

"A well-appointed kitchen featuring fitted wall and base units with complementing work surfaces, an electric oven and hob, and a stainless steel drainer sink. The room benefits from fully tiled walls and flooring, space for a washing machine, and a rear-aspect double-glazed window providing plenty of natural light."



## Living Room

2.91m x 4.40m (9'6" x 14'5")

Spacious lounge, carpet, radiator and front aspect, double glazed window, access to kitchen/dining room.



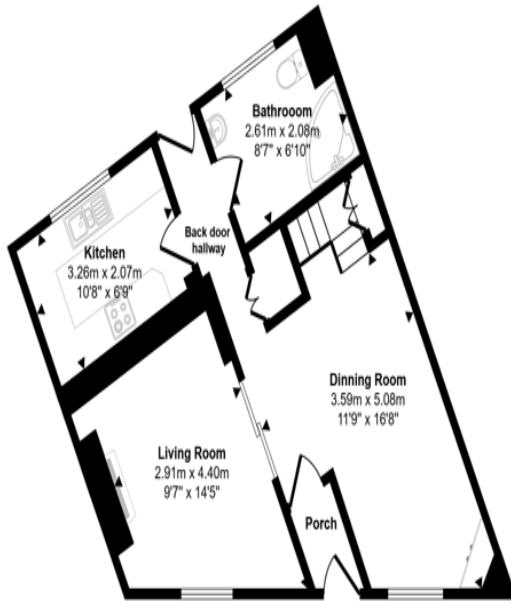
## Dining Room

3.59m x 5.08m (11'9" x 16'8")

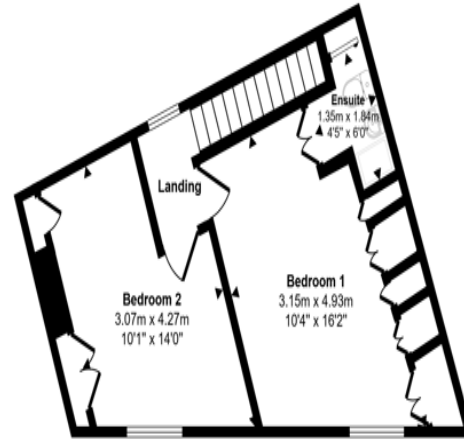
Front aspect double glazed window, radiator and laminate flooring.



Approx Gross Internal Area  
83 sq m / 894 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft



First Floor  
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Wear Street, Spennymoor, Durham, DL16 7UA

Contact your local branch today for more information on this property:

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