



### 3 bed terraced house to buy in

Baff Street, Spennymoor, Durham, DL16 7TZ

**£57,000** Offers Over

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedroom Mid-Terraced
- ✓ Large Lounge
- ✓ Modern Kitchen
- ✓ Ideal for First Time Buyers
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents Durham are pleased to offer to the market this three bedroom mid terraced house situated on Baff Street, Spennymoor, County Durham, DL16 7TZ. Offered in immaculate decorative order throughout, this property would make an ideal purchase for the first time buyer or property investor alike. Conveniently positioned approximately a five minute walk from Spennymoor Town Centre, the property is well placed for access to local shops, schools and everyday amenities. Excellent transport links are also available for commuting to nearby Durham City, Darlington and Teesside, with the A1 and A19 providing further road connections across the region.

Upon entering the property, there is an entrance vestibule leading through into the hallway with staircase access to the first floor. To the front elevation is a spacious lounge featuring quality flooring, a modern feature fire surround and a UPVC window providing natural light. Moving through the property is the separate dining room, offering additional reception space with electric fire and surround, UPVC window and radiator. The dining room leads directly into the fitted kitchen which has been finished with modern grey wall and base units, matching work surfaces and splashbacks, tiled flooring and space for appliances including washing machine, tumble dryer and under counter fridge freezer. Completing the ground floor is the bathroom fitted with a white suite comprising panelled bath with shower over, wash hand basin and WC.

To the first floor, the landing provides access to three bedrooms. Bedroom one is a well proportioned double room with airing cupboard, whilst bedroom two is a further good sized double bedroom. Bedroom three would make an ideal single bedroom, nursery or home office.

The property benefits from UPVC double glazing, gas central heating via a recently fitted combination boiler.

Externally, the property benefits from an enclosed rear yard.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £57,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Vestibule

Access to the entrance hall.

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## Entrance Hall

Radiator, staircase leading to the first floor and access to the dining room.

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## Lounge

3.84m x 3.58m (12'7" x 11'8")

UPVC window, radiator, quality flooring and modern feature fire surround.



## Dining Room

4.27m x 3.84m (14'0" x 12'7")

Electric fire with surround, UPVC window and radiator.



## Kitchen

3.58m x 2.06m (11'8" x 6'9")

Fitted with stylish grey wall and base units incorporating stainless steel sink unit with mixer tap and drainer. Smart work surfaces with matching splashbacks, tiled flooring, radiator, UPVC windows and storage cupboard plumbed for washing machine. Space for tumble dryer and under counter fridge freezer.



## Ground Floor Bathroom

Fitted with a white suite comprising panelled bath with shower over, wash hand basin and WC. UPVC window and radiator.



## Landing

UPVC window to rear aspect and loft access.

## Bedroom One

4.29m x 2.95m (14'0" x 9'8")

UPVC window, radiator and airing cupboard. Carpet flooring.



## Bedroom Two

3.58m x 2.84m (11'8" x 9'3")

UPVC window and radiator. Carpet flooring.



## Bedroom Three

2.64m x 1.98m (8'7" x 6'5")

Good sized single bedroom. UPVC window and radiator. Carpet flooring.

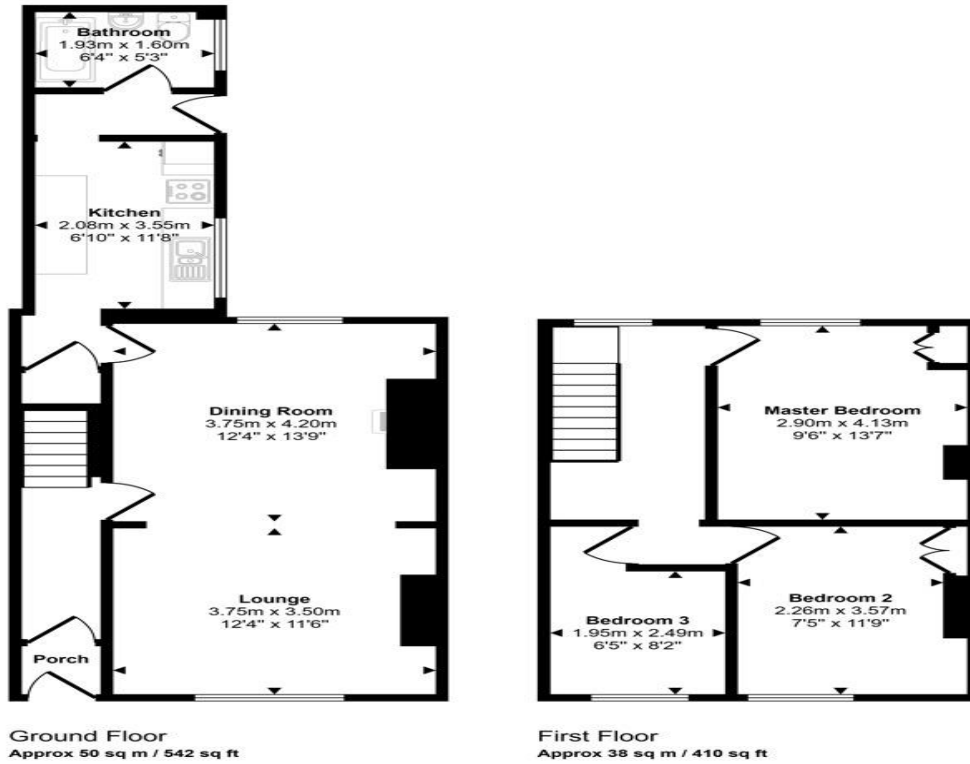


## Externally

Enclosed rear yard with external water tap, lighting and gated access to the rear lane.



Approx Gross Internal Area  
88 sq m / 952 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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

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