



## 2 bed semi-detached house to buy in DL16

Drake Street, Spennymoor, Durham, DL16 7UB

**£39,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ To Be Sold Via Online Auction
- ✓ Semi-Detached
- ✓ Two Double Bedrooms
- ✓ Close to Local Amenities
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

To Be Sold Via Online Auction, Fees Apply.

Ideal First-Time Buy or Investment Opportunity – Two Bedroom Semi-Detached Home in Spennymoor.

Situated on the conveniently located Drake Street, this well-presented two-bedroom semi-detached home offers spacious accommodation throughout and is ideally positioned close to a range of local amenities, schools and excellent transport links, making it an ideal purchase for first-time buyers, those looking to downsize or investors alike.

The property briefly comprises an inviting entrance hall leading into a comfortable living room, perfect for relaxing or entertaining. To the rear is a generous kitchen/dining room offering ample space for family meals and everyday living, with direct access to the enclosed rear yard.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom, providing comfortable accommodation for a variety of buyers.

Externally, the property benefits from an enclosed rear yard offering low-maintenance outdoor space.

Conveniently located within easy reach of Spennymoor town centre, local shops, supermarkets, schools and excellent transport connections, this fantastic home combines space, practicality and convenience. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £39,000

Property Type: Semi-detached house

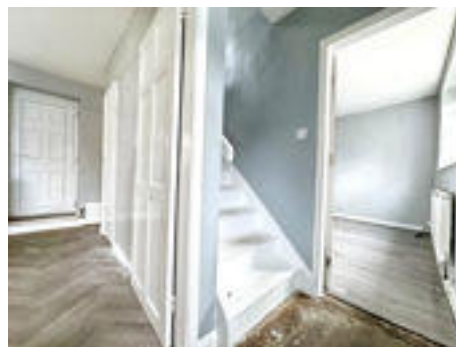
Parking: Off Street

Heating: Gas

## External Front

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### Entrance Hall



### Living Room

4.391m x 3.167m (14'4" x 10'4")



### Kitchen Diner

4.45m x 3.751m (14'7" x 12'3")



### First Floor Landing



### Bedroom 1

4.431m x 3.185m (14'6" x 10'5")



## Bedroom 2

3.747m x 2.209m (12'3" x 7'2")



## Bathroom


2.791m x 2.099m (9'1" x 6'10")



## External Rear





| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 88  |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 59      |   |
| (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  |

Drake Street, Spennymoor, Durham, DL16 7UB

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

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