



**2 bed apartment to buy in DL16**

Wansbeck Close, Spennymoor,  
Spennymoor, Durham, DL16 6XH

**£28,000** Starting Bid

🛏 x2 🚿 x1 🚻 x1

Tenure  
**Leasehold**

Allocated parking

**Property features**

- ✓ First floor two bedroom Flat
- ✓ Allocated parking bay and shared garden
- ✓ Council Tax Band A
- ✓ Spacious Lounge/Dining/Kitchen
- ✓ EPC Rating D

## Key Information

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

## Description

Situated within a quiet residential development on Wansbeck Close in the popular town of Spennymoor, this well-presented two bedroom, first floor apartment offers comfortable and practical living accommodation.

A communal entrance with stairs leading to the first floor, where the apartment's private entrance opens into a welcoming hallway providing access to all rooms.

The open plan lounge and kitchen area provides a bright and sociable living space. The lounge offers ample room for sofas and dining furniture, with natural light coming through the windows, and is fitted with carpet for added comfort. The kitchen is fitted with a range of wall and base units with contrasting worktops whilst providing plenty of room for additional appliances.

There are two bedrooms, consisting of one generously sized double bedroom which comfortably accommodates a double bed and wardrobe, and one single bedroom, which is ideal for use as a guest room, nursery, or home office.

The family bathroom is fitted with a white three-piece suite, a panelled bath with overhead shower, pedestal hand basin, and low level WC. The bathroom is fully tiled featuring a decorative blue border, and finished with laminate flooring for easy maintenance.

Externally, the property benefits from allocated parking and access to a shared communal garden, providing outdoor space for residents to enjoy. The property also includes a convenient external storage cupboard, ideal for additional storage such as bicycles or outdoor equipment.

Conveniently located close to the centre of Spennymoor town, which offers a range of everyday amenities including supermarkets, shops, cafés, sporting facilities and local services. Several well-regarded primary schools and Whitworth Park Academy for a secondary school, are also within easy reach.

For commuters, the property benefits from good transport links, with regular bus services operating nearby and easy access to the A1(M) motorway.

Viewings available, please contact your Durham Pattinson branch to arrange.

PLEASE NOTE: We have been advised that there may be subsidence in the property and you will need to rely on your own inspections.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 145

Price: Starting Bid £28,000

Property Type: Apartment

Parking: Allocated

Heating: Other

## Living Room



## Kitchen



## Bedroom 1



## Bedroom 2



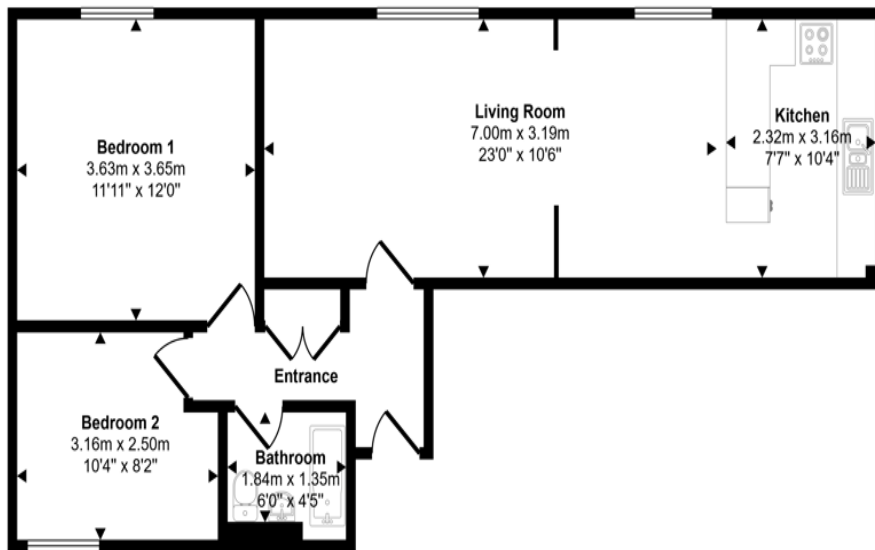
## Bathroom



## Communal garden



Approx Gross Internal Area  
61 sq m / 654 sq ft



Floorplan

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>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		68	
(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	

Wansbeck Close, Spennymoor, Spennymoor, Durham, DL16 6XH

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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