





Swan Walk, Spennymoor, DL16 7UU
4 Bed - House - Townhouse
Offers Over £169,950

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Set within the highly desirable Merrington Park development, this beautifully maintained four townhouse offers generous and versatile accommodation arranged over three well-designed floors an ideal home for families seeking both comfort and convenience.

Built by Barratt Homes, the property enjoys a peaceful position with easy access to Spennymoor town centre, well regarded schools, and excellent transport routes connecting to Darlington, Durham, and Teesside.

The ground floor welcomes you with a bright entrance hall complete with a handy cloakroom/WC, leading into a modern kitchen/dining area perfectly suited to everyday living and relaxed entertaining. To the rear, a spacious and cosy lounge features French doors opening onto the garden, creating a lovely indoor–outdoor feel that's perfect during the warmer months.

The first floor offers three generously sized bedrooms and a stylish family bathroom. The top floor is dedicated entirely to an impressive master suite, complete with a contemporary en-suite bathroom, providing a peaceful and private retreat.

Externally, the home benefits from a low-maintenance front forecourt and a sizeable rear garden with a patio area ideal for alfresco dining and family enjoyment. A single garage offers secure parking or extra storage, complemented by a double driveway.

With gas central heating, uPVC double glazing, and a layout designed for modern family life, this attractive home offers superb value in a sought-after location. Early viewing is highly recommended

EPC Rating B
Council Tax Band - C

Hallway
Radiator, stairs to first floor.

W/C
W/C, wash hand basin, extractor fan, radiator.

Lounge
15'1 x 15'7 max point (4.60m x 4.75m max point)
Upvc windows, radiator, French doors leading to the rear and storage cupboard.

Kitchen / Dining room
18'0 x 8'0 max points (5.49m x 2.44m max points)
Morden wall and base units, integrated oven, hob, extractor fan, space for fridge and freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for dining room table, Upvc bay window, radiator.

First floor landing.
airing cupboard, stairs to second floor.

Bedroom Two
12'2 x 8'3 (3.71m x 2.51m)
Upvc windows, radiator.

Bedroom Three
14'3 x 8'3 (4.34m x 2.51m)
Upvc windows, radiator.

Bedroom Four
8'9 x 6'3 (2.67m x 1.91m)
Upvc windows, radiator.

Bathroom
White panelled bath, wash hand basin, W/C, Upvc windows, radiator, extractor fan, tiled splash backs.

Second floor landing
Storage cupboard, radiator.

Bedroom One
26'8 x 11'3 (8.13m x 3.43m)
Velux window, fitted wardrobes, radiator.

Ensuite
Shower cubicle, wash hand basin, W/C, Upvc windows, radiator, tiled splash backs.

Externally
To the front elevation is a easy to maintain garden, while to the rear there is a good sized garden and patio, the property also has the bonus of a garage and long driveway which is located close by.

Agent Notes.
Council Tax: Durham County Council, Band C
Tenure: Freehold

Property Construction – Standard
Estate Management charge - £12.79 per month / £158.48 approx. PA.
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
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.

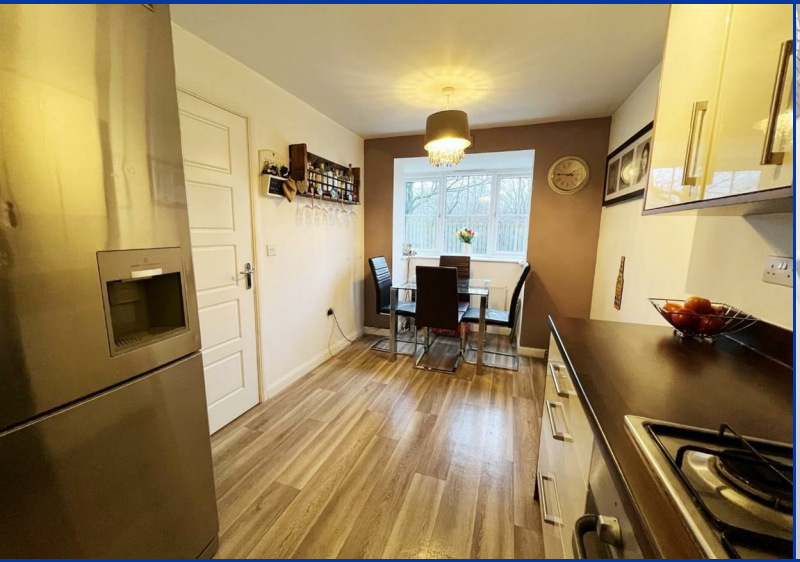
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.






The Kitchen is the Heart of the home




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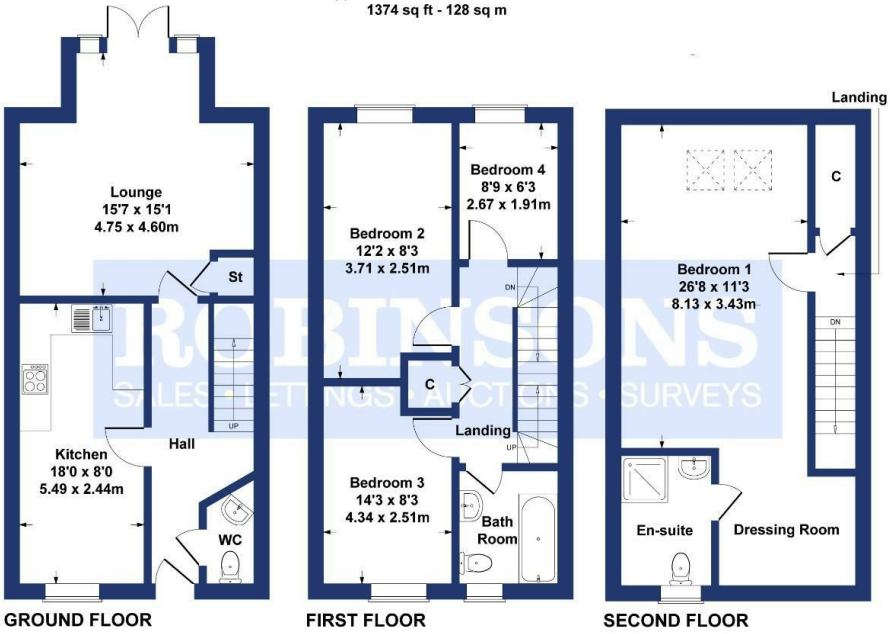
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Swan Walk

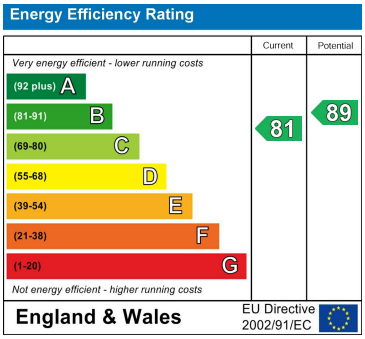
Approximate Gross Internal Area
1374 sq ft - 128 sq m



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.

Produced by Potterplans Ltd. 2026



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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