



Pitman Way, Spennymoor, DL16 7WJ  
2 Bed - House - Mid Terrace  
£170,000

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\*\*\* NEW HOME MOVE IN READY \*\*\*

Robinsons are delighted to offer to the market this large two bedroom mid terraced property which is located on the popular Cornish park development. This immaculate residence would be the perfect purchase for the young family or first-time buyer & has been exceptionally well finished throughout. Having easy access to all of the local amenities that Spennymoor itself has to offer, this deceptively spacious home is also within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing. In Brief the property comprises of entrance hallway, Cloakroom, spacious lounge well presented open plan kitchen / dining room with French doors leading to the rear garden, to the first floor is a landing area which gives access to two good sized bedrooms and family bathroom. Externally to the front elevation is a easy to maintain garden and double length block paved driveway, which leads to the larger than average rear garden.

### Hallway.

New floor coverings, radiator, storage cupboard, stairs to first floor.

### Lounge

10'3 x 14'4 (3.12m x 4.37m)

New floor coverings, radiator..

### Inner Hall

Access to W/C and Kitchen

### Kitchen / Diner

13'6 x 10'1 (4.11m x 3.07m)

Morden wall and base units, space for oven, hob, extractor fan, space for fridge freezer, plumbing for washing machine, stainless steel sink with mixer tap and drainer, UPVC window, radiator, space for dining room table, French doors leading to the rear garden.

### W/C

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

### Landing

Storage cupboard

### Bedroom One

13'6 x 9 (4.11m x 2.74m )

UPVC window, radiator and new floor coverings.

### Bedroom Two

13'6 x 8'1 (4.11m x 2.46m)

UPVC window, radiator, storage cupboard and new floor coverings.

### Bathroom

White panelled bath with shower over, wash hand basin, W/C, radiator.

### Externally

To the front elevation is a easy to maintain garden and double block paved driveway, which leads to the good sized enclosed garden and patio.

### Agents notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal

Tenure: Freehold

Council Tax: Durham County Council, Band

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.





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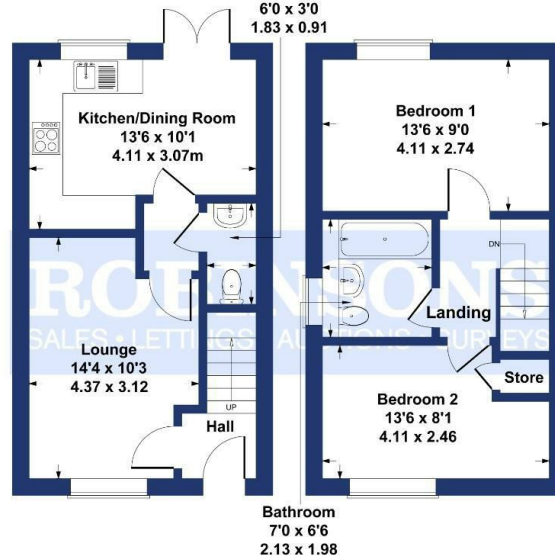
Strategic Marketing Plan

Dedicated Property Manager

## Pitman Way

Approximate Gross Internal Area  
673 sq ft - 63 sq m

Cloaks  
6'0 x 3'0  
1.83 x 0.91



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. 2025

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| 105-121 kWh/m²/yr                           |  | A                       |           |
| 81-104 kWh/m²/yr                            |  | B                       |           |
| 66-80 kWh/m²/yr                             |  | C                       |           |
| 51-65 kWh/m²/yr                             |  | D                       |           |
| 36-50 kWh/m²/yr                             |  | E                       |           |
| 21-35 kWh/m²/yr                             |  | F                       |           |
| 6-20 kWh/m²/yr                              |  | G                       |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| 105-121 g/kWh                                                   |  | A                       |           |
| 81-104 g/kWh                                                    |  | B                       |           |
| 66-80 g/kWh                                                     |  | C                       |           |
| 51-65 g/kWh                                                     |  | D                       |           |
| 36-50 g/kWh                                                     |  | E                       |           |
| 21-35 g/kWh                                                     |  | F                       |           |
| 6-20 g/kWh                                                      |  | G                       |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

### 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@robinsonscsls.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

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
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