Half Moon Lane, Spennymoor, DL16 6HQ
3 Bed - House - End Terrace
Asking Price £55,000

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Attention First-Time Buyers & Investors!

A fantastic opportunity to purchase this spacious three-bedroom end-terraced home, lovingly maintained by the same family for many years. The property is a true credit to its current owners—immaculately presented throughout and certain to impress on viewing. With UPVC double glazing, gas central heating, a generous open-plan kitchen/dining room, and three well-proportioned bedrooms, this home is perfectly suited to first-time buyers and investors alike.

Ideally positioned for access to local shops, schools, and amenities (approximately one mile away), the property also offers excellent transport links for commuters travelling to Durham City, Darlington, and Teesside. Both the A1 and A19 are within close proximity, providing convenient connections across the region.

The accommodation briefly comprises: entrance hallway, lounge with feature fire and modern surround, spacious open-plan kitchen/dining room, and ground-floor bathroom. To the first floor are three good-sized bedrooms. Externally, the property boasts a well-maintained rear yard with a useful brick-built store.

Hallway
Radiator, stairs to first floor.

Lounge
16'6 x 11'9 max points (5.03m x 3.58m max points)
Upvc window, radiator, electric Fire and surround.

Kitchen / Diner
17'0 x 12'1 (5.18m x 3.68m)
Wall and base units, electric cooker point, space for fridge / freezer, space for dining room table, large storage cupboard, sink with mixer tap and drainer, tiled splash backs, access to rear.

Bathroom
6'5 x 5'2 (1.96m x 1.57m)
Panelled bath, wash hand basin, W/C, radiator, Upvc window, tiled splash backs.

Landing
Upvc window, radiator.

Bedroom One
13'1 x 12'1 max points (3.99m x 3.68m max points)
Upvc window, radiator, fitted wardrobes.

Bedroom Two
12'4 x 12'0 max points (3.76m x 3.66m max points)
Upvc window, radiator, fitted wardrobes, airing cupboard.

Bedroom Three
11'9 x 8'0 max points (3.58m x 2.44m max points)
Upvc window

Externally
To the rear is a good sized enclosed yard with useful brick store.

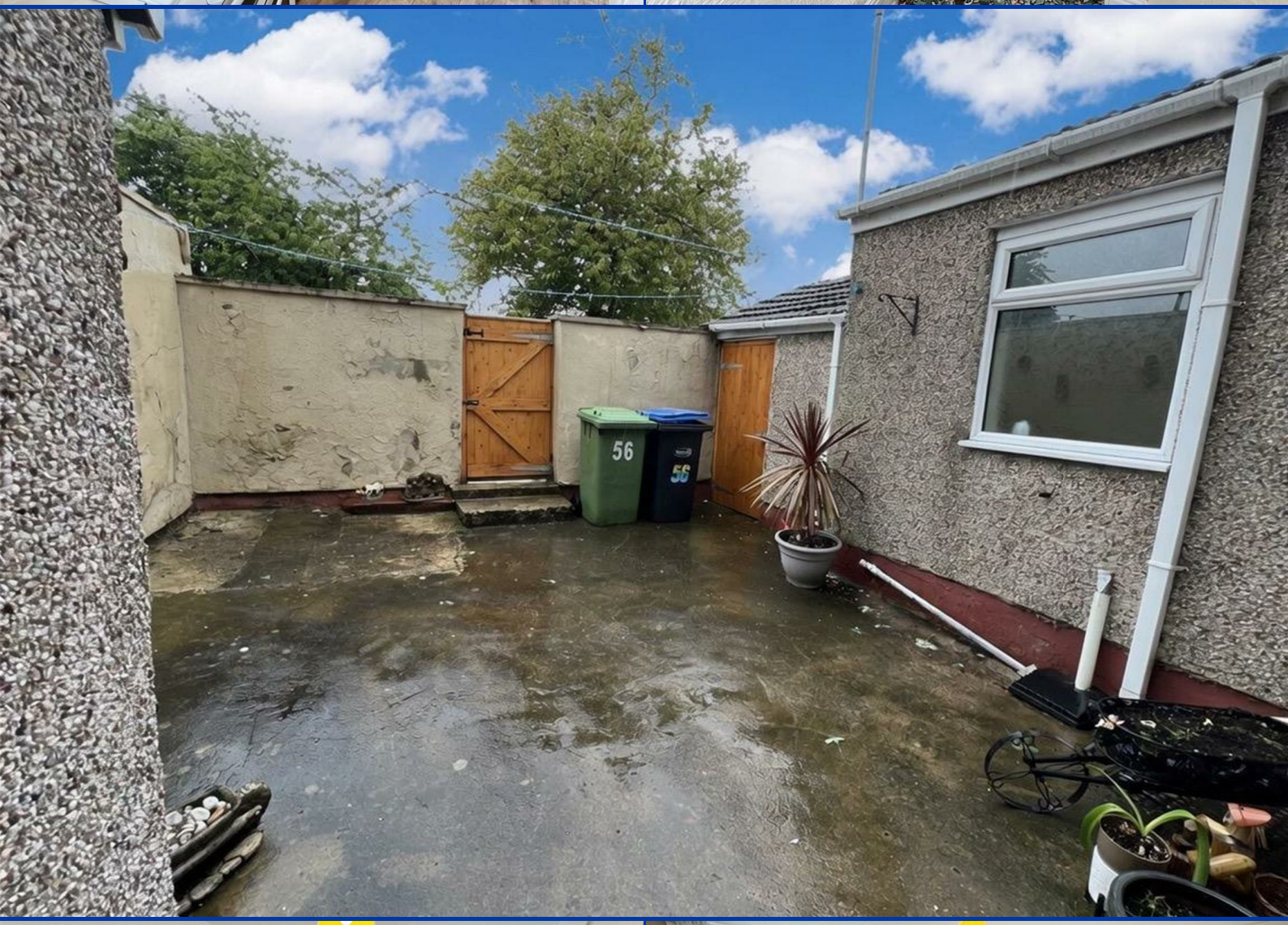
Agents Notes

Council Tax: Durham County Council, Band A, Approx. £1,708.78 p.a
Tenure: Freehold
Property Construction – Standard
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 Central Heating
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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.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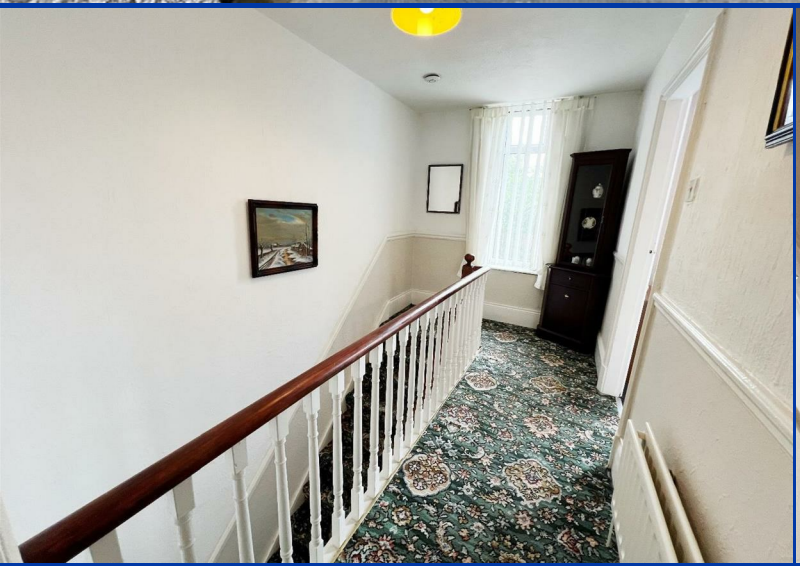

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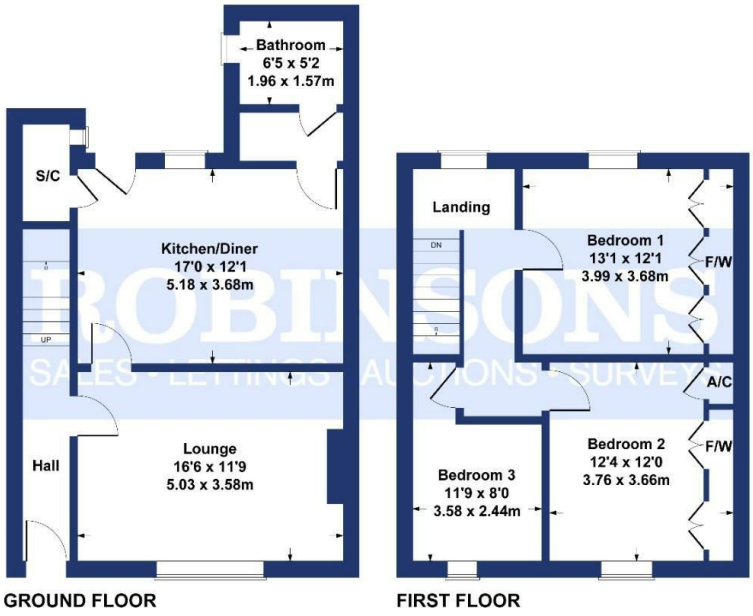
Dedicated Property Manager

Halfmoon Lane

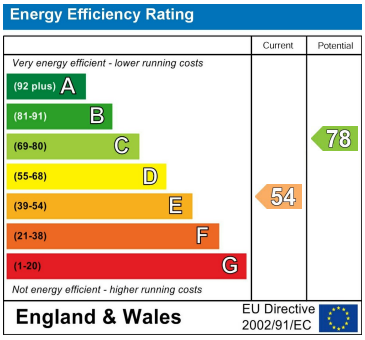
Approximate Gross Internal Area
1036 sq ft - 96 sq m



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



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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 efficent 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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RICS

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