



Buttermere, Spennymoor, DL16 6UD
3 Bed - House - Detached
Asking Price £185,000

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Robinsons are delighted to bring to the market this impressive and beautifully maintained three-bedroom detached family home, occupying a pleasant position within a highly sought-after cul-de-sac. Offering spacious and versatile accommodation throughout, together with attractive gardens, a driveway and garage, this property is sure to appeal to a wide range of purchasers.

The property benefits from gas central heating and uPVC double glazing throughout and briefly comprises an entrance porch leading into a welcoming hallway, a spacious and light-filled lounge/dining room with dual-aspect uPVC windows, creating an ideal space for both relaxing and entertaining, and a well-presented fitted kitchen complete with integrated oven, hob & extractor fan

To the first floor, there are three generously sized bedrooms and a modern family bathroom, all presented to a good standard.

Externally, the home enjoys a well-maintained lawned garden to the front, alongside a driveway providing ample off-road parking and access to the garage. To the rear is a private, enclosed garden with both patio and lawned areas, perfect for outdoor dining, entertaining, or family enjoyment.

Conveniently located close to a range of local amenities, schools, transport links and Spennymoor Town Centre, this superb home combines comfort, space and practicality, making it an excellent opportunity for families and professionals alike. Early viewing is highly recommended to fully appreciate everything this property has to offer.

EPC Rating: D
Council Tax Band: C

Hallway

Radiator, staircase to first floor

Lounge/Diner

24'6" x 10'0" max points (7.47m x 3.05m max points)

Feature fire and surround, radiator, dual aspect Upvc windows, space for dining room table

Kitchen

15'1" x 10'0" (4.60m x 3.05m)

Well presented wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbing for automatic washing machine, space for fridge freezer, upvc window, radiator and storage cupboard,

Landing

Upvc window, airing cupboard, loft access

Bedroom One

11'8" x 8'7" (3.56m x 2.62m)

Fitted wardrobe, radiator, Upvc window

Bedroom Two

10'1" x 9'2" (3.07m x 2.79m)

Upvc window, radiator, fitted wardrobe

Bedroom Three

8'7" x 7'0" (2.62m x 2.13m)

Upvc window, radiator

Bathroom

White panelled bath with shower over, wash hand basin, w/c, tiled splash backs, Upvc window, extractor fan, radiator

Externally

To the front elevation is an easy to maintain garden and good sized driveway which leads to a garage. Whilst to the rear there is a lovely enclosed garden and patio

Garage

17'5" x 8'x max (5.31m x 2.44mx max)

Power & lighting

Agents Notes

Council Tax: Durham County Council, Band C

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks

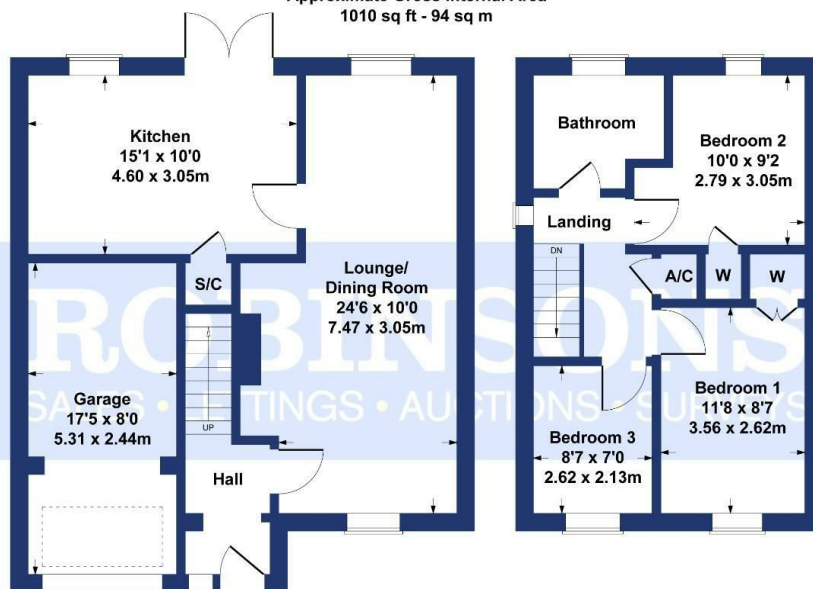


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Buttermere

Approximate Gross Internal Area
1010 sq ft - 94 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
England & Wales	EU Directive 2002/91/EC	

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