



Half Moon Lane, DL16 6HG
2 Bed - House - Mid Terrace
£74,995

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Attention first time buyers! A lovely opportunity to acquire this superbly presented TWO BEDROOMED MID TERRACED HOUSE. This lovely home is a credit to its current owners and is immaculate throughout, viewers will certainly be impressed. The property benefits from UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING, Hive heating and electric controls, stylish kitchen and modern bathrooms, tastefully decorated throughout making it ready to move into and a perfect buy for any first-time buyer. The property is ideally located for local shops schools and amenities which lie approximately 1 mile away and ideally placed for the commuter travelling to Durham City, Darlington and Teesside. The A1 and A19 are within close proximity providing good transport links to other parts of the region. In more detail the accommodation comprises:-

The property briefly comprises of; ENTRANCE, LOUNGE with LOG BURNING STOVE, ATTRACTIVE KITCHEN/DINER which has a range of modern and stylish wall and base unit along with integrated appliances, which leads to a useful utility area and well presented bathroom a white SUITE. While to the first floor the property enjoys TWO GOOD SIZED BEDROOMS. EXTERNALLY to the rear there is a well-maintained YARD. In more detail the accommodation briefly comprises -

EPC Rating tbc
Council Tax Band A

Vestibule

Wood effect flooring.

Lounge

14'4 x 11'8 (4.37m x 3.56m)

UPVC window, radiator, multi-fuel stove, wood effect flooring.

Kitchen/Diner

15'0 x 14'6 (4.57m x 4.42m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, space for dining room table, tiled flooring and splashbacks, plumbed for dishwasher, stairs to first floor, uPVC window, radiator, stylish sink with mixer tap and drainer.

Inner Hall/utility Room

Tiled flooring, storage cupboard.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, tiled flooring, radiator, uPVC window.

Landing

Access to bedrooms.

Bedroom One

15'0 x 11'8 max points (4.57m x 3.56m max points)

UPVC window, radiator, stylish flooring.

Bedroom Two

11'9 x 11'7 + robes (3.58m x 3.53m + robes)

Fitted wardrobes, airing cupboard, stylish flooring, radiator, uPVC window.

Externally

To the rear there is an enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,627.87p.a

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

Half Moon Lane
Approximate Gross Internal Area
889 sq ft - 83 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
73-84	D		
55-72	E		
39-54	F		
21-38	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
73-64	D		
55-54	E		
39-38	F		
21-20	G		
Not environmentally friendly - higher CO ₂ 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@robinsonscs.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

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