



**Wolsey Road, DL16 6SR**  
**3 Bed - House - Link Semi Detached**  
**Asking Price £125,000**

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Robinsons are delighted to offer to the market this spacious and beautifully presented three bedroom semi-detached family home, ideally situated in the ever-popular location of Wolsey Road.

The property offers an array of impressive features, including generous living accommodation, tasteful décor throughout, a well-appointed kitchen, a large enclosed rear garden that is easy to maintain, off-street parking, three well-sized bedrooms and a modern family bathroom.

Wolsey Road is perfectly positioned within easy reach of local shops, schools and amenities, with Spennymoor Town Centre just over a mile away. For commuters, the location provides excellent access to Durham City, Darlington and Teesside, while the A1 and A19 are close by, offering convenient transport links across the region.

The floor plan briefly comprises:

A welcoming entrance hall with staircase to the first floor, a spacious lounge, a separate dining room, and an attractive fitted kitchen which leads to the side lobby and out to the low maintenance, well-kept rear garden.

To the first floor, there are three well-proportioned bedrooms and an attractive family bathroom.

Externally, the property features off-street parking to the front, while the rear boasts a generous enclosed garden—ideal for families and outdoor enjoyment.

With so much to offer in such a desirable location, early viewing is strongly recommended to avoid disappointment.

EPC Rating: C  
Council Tax Band: A

### Hallway

Radiator, storage cupboard, stairs to 1st floor

### Lounge

12'9 x 12'7 (3.89m x 3.84m)  
UPVC window, radiators

### Dining room

12'7 x 10'9 (3.84m x 3.28m)  
UPVC windows, radiator

### Kitchen

13'8 x 8'7 (4.17m x 2.62m)  
Modern wall & base units, integrated oven/hob, Quartz sink with mixer tap & drainer, tiled splash backs, UPVC windows, radiator, space for fridge freezer, plumbed for dishwasher, plumbed for washing machine, space for dryer

### Rear lobby

Front & rear access

### Landing

loft access, UPVC windows, storage cupboard x2

### Bedroom 1

11'8 x 10'9 (3.56m x 3.28m)  
Storage cupboard, UPVC windows, radiator, original flooring,

### Bedroom 2

10'9 x 10'9 (3.28m x 3.28m)  
UOVC windows, radiator, stylish flooring

### Bedroom 3

7'9 x 7'6 (2.36m x 2.29m)  
UPVC windows, radiator, storage cupboard

### Bathroom

Panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, UPVC windows, spot lights

### Externally

To the front elevation is an easy to maintain garden & driveway, while to the rear there is a good sized enclosed garden.

### Agent notes

Council Tax: Durham County Council, Band 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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