



Grayson Road, Middlestone Moor, DL16  
7AB  
3 Bed - House - Semi-Detached  
Asking Price £189,950

**ROBINSONS**  
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Beautifully presented and highly recommended for viewing, Robinsons are delighted to bring to the market this immaculate and spacious three-bedroom semi-detached home, a true credit to its current owner. Prospective buyers will certainly not be disappointed upon inspection.

Ideally suited to first-time buyers or families, the property is perfectly positioned on Grayson Road—a popular residential area close to Spennymoor Town Centre, offering excellent shopping and leisure facilities, as well as superb transport links to Durham, Darlington, and nearby bus routes just a short walk away. Additional highlights include a quality kitchen and bathroom, off-road parking, garage, UPVC double glazing, gas central heating, and a stunning, generously sized rear garden.

The accommodation briefly comprises: inviting entrance porch, welcoming hallway, spacious lounge, and an impressive open-plan kitchen/family area complete with multi-fuel stove, plus a useful utility room. To the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom with separate W/C.

Externally, the front benefits from a substantial block-paved driveway leading to the rear garage. The enclosed rear garden is exceptionally well presented and features a large patio and raised decked area, creating a perfect outdoor space for relaxation or entertaining.

#### **Porch**

Tiled flooring, access to hall.

#### **Hallway**

Quality flooring, feature radiators, stairs to first floor.

#### **W/C**

W/C, wash hand basin, tiled splash backs.

#### **Lounge**

15'0 x 11'9 max points (4.57m x 3.58m max points )

Upvc bay window, feature radiator

#### **Kitchen / Family Room**

18'9 x 12'0 max points (5.72m x 3.66m max points )

Morden wall and base units with granite worktop and inset Belfast sink and mixer tap, space for range cooker, central island with breakfast bar, quality flooring, multi fuel stove with stunning surround, feature radiator, Bi Folding doors leading to the lovely enclosed rear garden.

#### **Utility room**

6'0 x 11'4 max points (1.83m x 3.45m max points )

Tiled flooring, Upvc windows with shutter blinds, spot lights.

#### **Landing**

Upvc window, loft access

#### **Bedroom One**

11'9 x 11'8 max point (3.58m x 3.56m max point )

Fitted wardrobes, feature radiator, Upvc window, quality flooring.

#### **Bedroom Two**

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

Fitted wardrobes, feature radiator, Upvc window, quality flooring, airing cupboard.

#### **Bedroom Three**

7'3 x 6'9 (2.21m x 2.06m )

Upvc window, radiator, feature radiator

#### **Bathroom**

Free standing bath with shower over, wash hand basin, feature radiator and Upvc window.

#### **W/C**

W/C, Upvc window.

#### **Externally**

To the front elevation is a large block paved driveway, which leads to a rear garage and the well presented and good sized enclosed garden, which includes a stunning patio and raised decked area.

#### **Agents Notes**

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – NA

Probate – granted

Rights & Easements – None known, check with seller

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 – check with seller

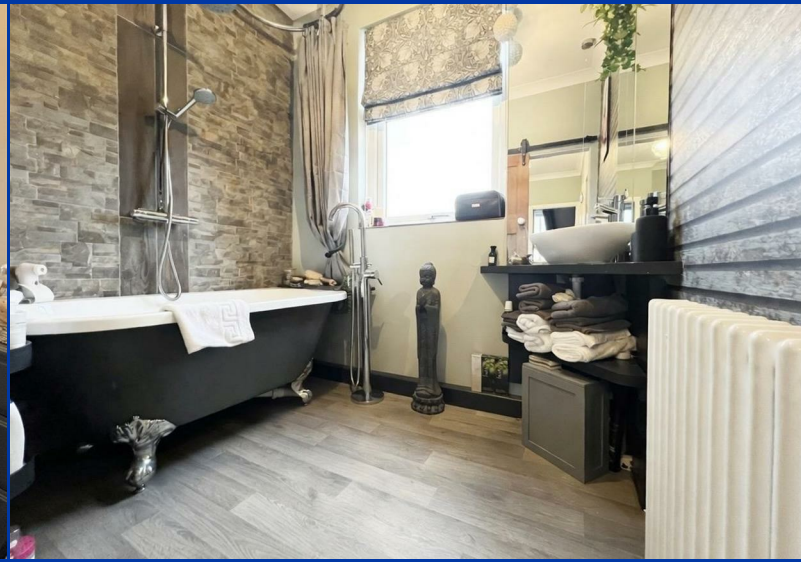
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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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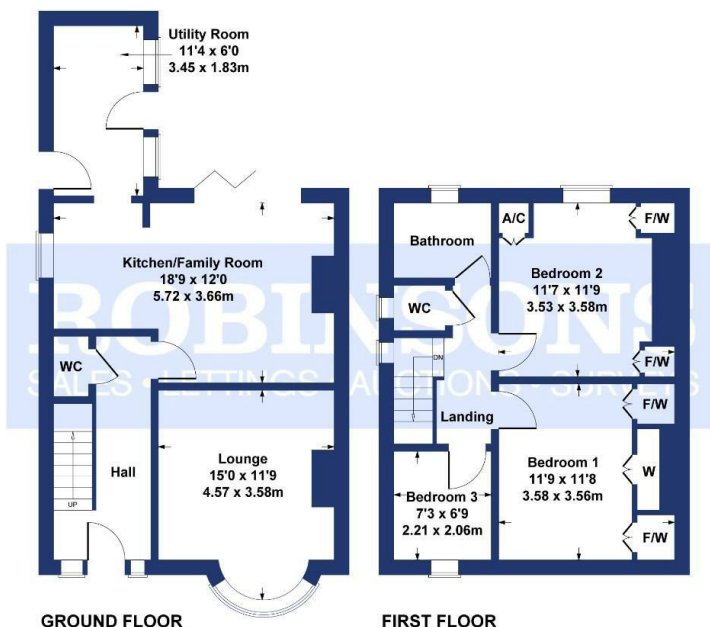
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Grayson Road**  
Approximate Gross Internal Area  
977 sq ft - 91 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	80
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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