





Keldmere, Spennymoor, DL16 6UP
3 Bed - House - Semi-Detached
£160,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled within the sought-after Keldmere area of Spennymoor, this superbly presented extended three-bedroom semi-detached home is a true credit to its current owners. Offering stylish, modern accommodation throughout, the property is ideally suited to family living and is located on the popular Greenways Development, close to local schools, shops, bus routes, and Jubilee Park.

Spennymoor Town Centre is within easy reach and provides a wide range of amenities, while excellent transport links via the A1(M) and A19 offer convenient access to Durham, Darlington, Teesside, and beyond.

The home has been thoughtfully improved over the years and features a stunning modern kitchen , spacious conservatory, a dedicated home office, a contemporary family bathroom, and a large enclosed rear garden. Further benefits include UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, modern fitted kitchen opening into the conservatory, and a ground-floor home office. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

Externally, there is a low-maintenance front garden, driveway providing off-road parking, and access to an extended garage. To the rear, a beautifully landscaped enclosed garden provides the perfect space for relaxing and entertaining.

Combining excellent presentation, generous living space, and a highly desirable location, this outstanding family home must be viewed to be fully appreciated. Early viewing is strongly recommended.

EPC Rating C
Council Tax Band B

Porch
Upvc windows, access to hall

Hallway
Quality flooring, radiator, stairs to first floor and access to lounge

Lounge
13'1 x 12'3 (3.99m x 3.73m)
Upvc window, radiator, quality flooring.

Kitchen / Diner
15'6 x 10'8 (4.72m x 3.25m)
Stunning white wall and basin units, oven, hob, extractor fan, microwave, plumbed for washing machine, plumbed for dishwasher, space for dining room table, radiator, tiled flooring, granite worktops, stylish sink with mixer tap and drainer, airing cupboard, under counter lighting.

Home office
7'3 x 7'2 (2.21m x 2.18m)
Upvc window, radiator, wall and base units, desk.

Conservatory
19'5 x 14'9 (5.92m x 4.50m)
Quality flooring, radiator, Upvc windows, French doors leading to rear. large storage cupboard.

Landing
Upvc window, quality flooring, loft access,

Bedroom One
13'3 x 8'8 + robes (4.04m x 2.64m + robes)
Upvc windows, fitted wardrobes, radiator.

Bedroom Two
9'1 x 9'1 (2.77m x 2.77m)
Upvc window, radiator, storage cupboard

Bedroom Three
10'2 x 6'4 (3.10m x 1.93m)
Upvc window, radiator, storage cupboard

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

Externally
To the front elevation, is a easy to maintain garden, driveway and garage, while to the rear there is a larger than average than average garden and patio.

Garage
22'2 x 9'2 (6.76m x 2.79m)
Elecrtic Door, power, lighting

Agents Notes
Council Tax: Durham County Council, Band B
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.











OUR SERVICES

Mortgage Advice

Conveyancing

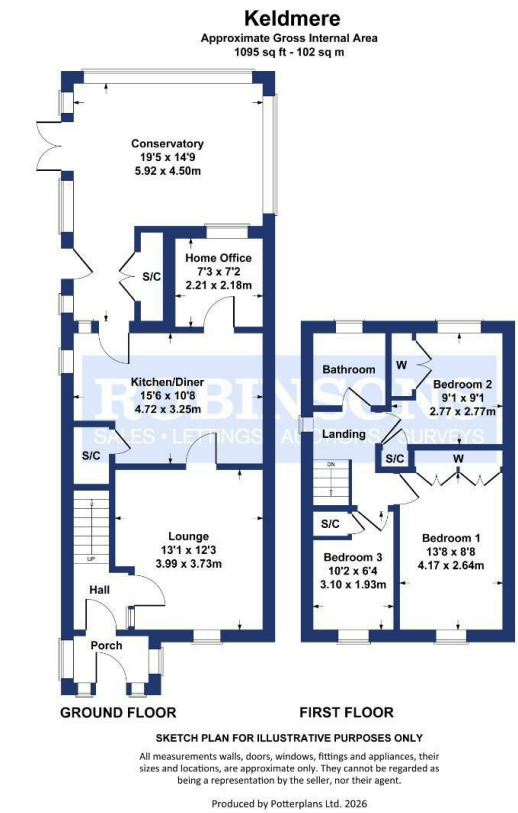
Surveys and EPCs

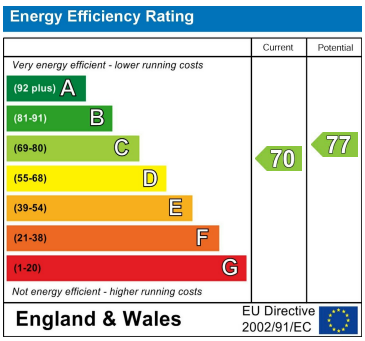
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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@robinsonscls.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

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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.

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