Moorside, Spennymoor, DL16 7DY
2 Bed - House - End Terrace
Asking Price £84,950

ROBINSONS
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Robinsons are delighted to present to the market this spacious two-bedroom end-terraced property, occupying a generous corner plot position on the popular Moorside Crescent. Ideally situated for easy access to Spennymoor Town Centre, local schools, public transport links and a range of everyday amenities, the property is sure to appeal to a variety of buyers, including first-time purchasers, investors and those looking to downsize. Benefitting from gas central heating and UPVC double glazing throughout, the home's standout feature is its substantial plot, offering larger-than-average outdoor space and excellent potential.

The accommodation briefly comprises an entrance hallway, a spacious and welcoming lounge, and an open-plan kitchen/dining room. To the first floor are two generously sized bedrooms and a family bathroom. Externally, the property enjoys low-maintenance gardens to the front, which extend around the side of the home, together with a lengthy rear driveway providing ample off-street parking.
Early viewing is highly recommended to fully appreciate the accommodation, plot size and potential on offer.

EPC Rating: C
Council Tax Band: A

Hallway
Stairs to first floor

Lounge
16'3 x 9'8 (4.95m x 2.95m)
UPVC window, radiator

Kitchen/Diner
16'3 x 12'1 (4.95m x 3.68m)
White wall and base units, integrated oven, hob and extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer, plumbed for a washing machine, storage cupboard, UPVC window, radiator, access to rear.

Landing
Airing cupboard, UPVC window

Bedroom One
16'4 x 9'9 (4.98m x 2.97m)
UPVC window radiator, storage cupboard

Bedroom Two
10'1 x 9'1 (3.07m x 2.77m)
UPVC window, radiator

Bathroom
Panelled bath with shower over, wash hand basin, w/c, UPVC window, chrome towel rail, tiled splash back, extractor fan.

Externally
To the front elevation is a nice sized garden which wraps around the side of the property and leads to a rear long driveway

Agents 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 Council Tax: Durham County Council, Band A

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OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

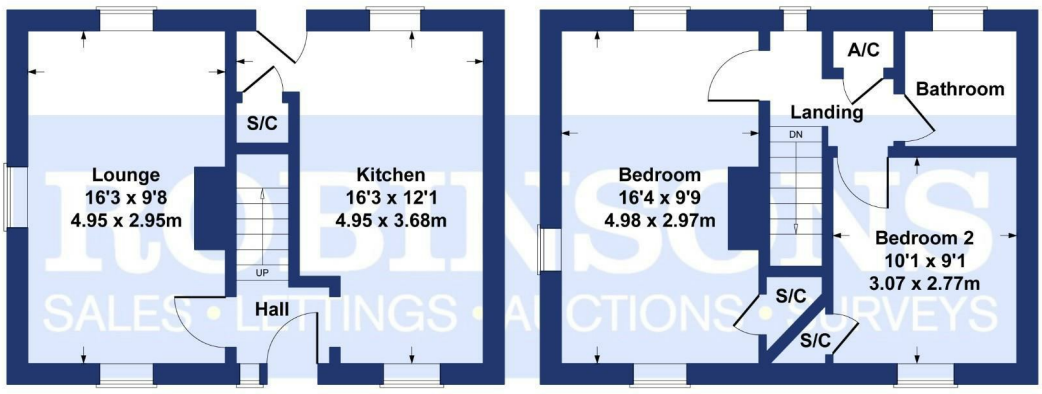
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Moorside

Approximate Gross Internal Area
723 sq ft - 67 sq m

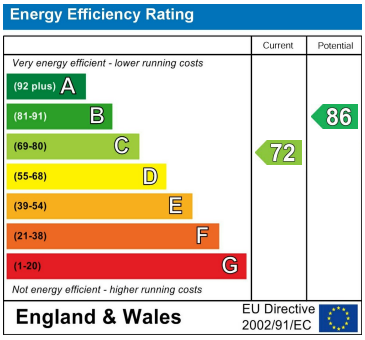


GROUND FLOOR FIRST FLOOR

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



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

RICS

ARLA Association of Residential Letting Agents

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