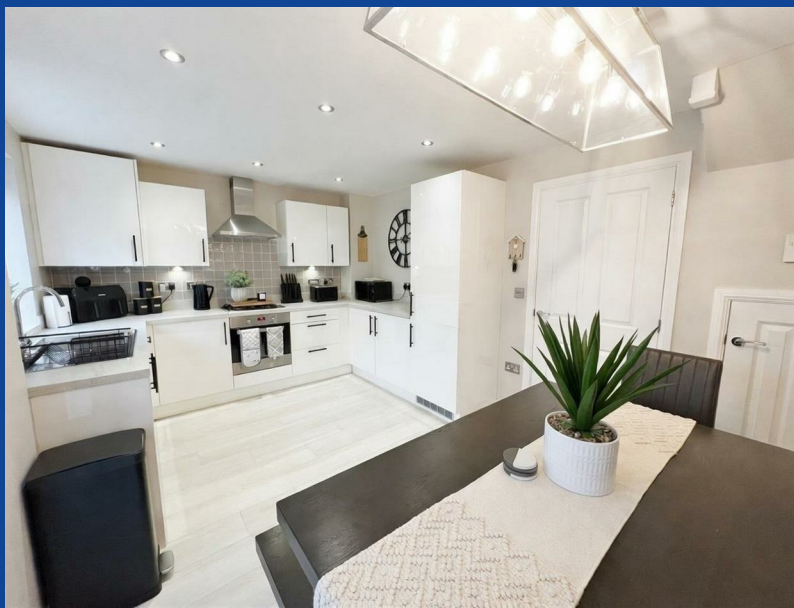




Gibside Way, Spennymoor, DL16 7GQ
3 Bed - House - Semi-Detached
Asking Price £179,950

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Robinsons are delighted to present to the market this immaculately presented three-bedroom semi-detached family home, which stands as a true credit to its current owners for the style and quality showcased throughout. Beautifully positioned on the ever-popular Burton Woods development, the property is ideally suited to a wide range of buyers, from first-time purchasers to growing families.

The location offers convenient access to Spennymoor town centre, along with nearby schools, shops, and amenities.

Excellent commuter links to both the A1(M) and A19 further enhance its appeal. The home also benefits from a stunning kitchen/dining room, a well-presented family bathroom, a ground floor cloakroom, plentiful storage, off-road parking, gas central heating, and uPVC double glazing. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed by a light and inviting hallway that leads into a spacious lounge. The ground floor continues with an impressive open-plan kitchen and dining area, complete with a range of integrated appliances, and is finished by a convenient ground floor W/C.

To the first floor, there are three generously sized bedrooms, each featuring fitted wardrobes. The master bedroom enjoys the added luxury of an ensuite, while the stylish family bathroom serves the remaining accommodation.

Externally, the home boasts a low-maintenance front garden with a private driveway, while the rear offers a beautifully landscaped and enclosed garden with a patio area—ideal for relaxing and entertaining. This outstanding home is offered in superb condition and is ready for its next owners to move straight in.

EPC Rating B
Council Tax Band B

Hallway

Quality floorplan, radiator, stairs to the first floor.

W/C

W/C, Wash hand basin, tiled splash backs, quality flooring, extractor fan.

Lounge

16'1 x 11'8 max points (4.90m x 3.56m max points)
stylish decorated, Upvc window, radiator, quality flooring

Kitchen / Diner

15'0 x 10'4 (4.57m x 3.15m)
Stunning white wall and base units, integrated oven, hob, extractor fan, dishwasher, fridge / freezer, washing machine, stainless steel sink with mixer tap and drainer, tiled splash backs, Upvc window, radiator, quality flooring, space for dining room table, storage cupboard, French doors over looking the beautiful rear garden.

Landing

Radiator, quality flooring, storage cupboard, loft access

Bedroom One

11'9 x 8'4 + robes (3.58m x 2.54m + robes)
Upvc window, radiator, quality flooring, lovely outlook and fitted wardrobes.

Ensuite

Shower cubicle, wash hand basin, W/C, Upvc window, radiator, quality flooring, spot lights, extractor fan, tiled splash backs.

Bedroom Two

10'1 x 8'4 (3.07m x 2.54m)
Upvc window, radiator, quality flooring, fitted wardrobe

Bedroom Three

8'7 x 6'2 (2.62m x 1.88m)

Upvc window, radiator, quality flooring, fitted wardrobe and a lovely outlook.

Bathroom

White panelled bath, wash hand basin, Upvc window, radiator, quality flooring, tiled splash backs, extractor fan.

Externally

To the front elevation is a easy to maintain garden and double length driveway, while to the rear there is a beautiful enclosed landscaped garden and patio.

Agent Notes

Council Tax: Durham County Council, Band B

Tenure: Freehold

Property Construction – Standard

Estate Management - Green £120 PA Roughly.

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

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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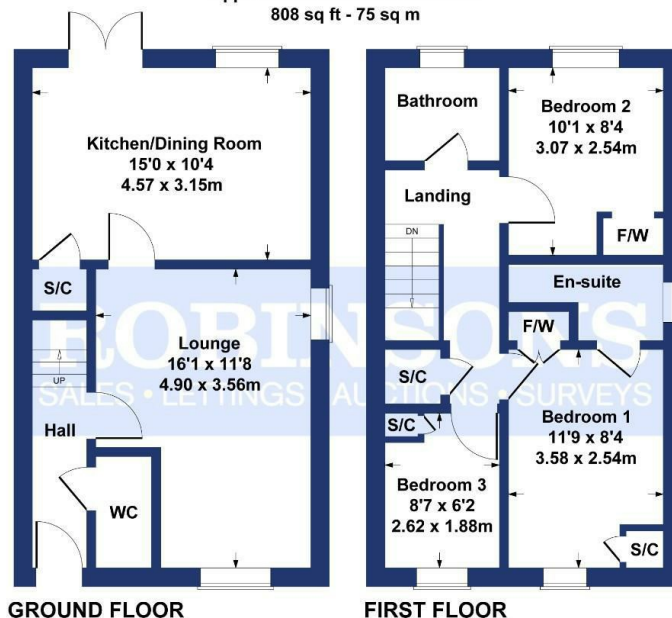
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Gibside Way

Approximate Gross Internal Area
808 sq ft - 75 sq m



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		96
(81-91) B	83	
(69-80) C		
(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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