



Chestnut Avenue, Spennymoor, DL16 7SW
4 Bed - House - Semi-Detached
£125,000

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Robinsons are pleased to offer to the market this SPACIOUS and WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME, occupying a generous corner plot within a quiet cul-de-sac on the ever-popular Chestnut Avenue.

Conveniently located close to Spennymoor town centre, the property enjoys easy access to local schools, bus routes, and a wide range of everyday amenities. In our opinion, this attractive home is sure to appeal to a variety of buyers, including growing families and first-time purchasers seeking flexible living accommodation.

The accommodation briefly comprises: ENTRANCE HALLWAY, SPACIOUS LOUNGE, DINING ROOM, FITTED KITCHEN, REAR LOBBY and CLOAK ROOM/WC. To the first floor are FOUR WELL PROPORTIONED BEDROOMS and a FAMILY BATHROOM/WC.

Externally, the property benefits from a LOW MAINTENANCE FRONT GARDEN and DRIVEWAY providing off-road parking. To the rear is an ENCLOSED GARDEN with a patio area, offering an ideal space for relaxing and entertaining. Early viewing is highly recommended to fully appreciate the space and potential on offer.

EPC Rating: D
Council Tax Band: A

Porch

Access to hallway

Entrance Hallway

With stairs to first floor.

Lounge

19'6x12'4 (5.94mx3.76m)

With wood effect flooring, central heating radiator, upvc bay window and french doors leading to rear.

Dining Room

10'3x7'5 (3.12mx2.26m)

With central heating radiator and upvc window.

Kitchen

10'4x9'7 (3.15mx2.92m)

Fitted with a white range of wall and base units, stainless steel sink unit with mixer tap and drainer, extractor fan, electric cooker point, tiled splash backs, plumbing for an automatic washing machine, tiled flooring and upvc window.

Rear Lobby

Tiled flooring, storage cupboard and side access.

WC

With wc and upvc window.

First Floor

Landing

With central heating radiator, upvc window and access to loft space.

Bedroom 1

12'4x10'7 (3.76mx3.23m)

With central heating radiator and upvc window.

Bedroom 2

15'2x8'8 (4.62mx2.64m)

With fitted wardrobes, central heating radiator and upvc windows.

Bedroom 3

7'2x6'7 (2.18mx2.01m)

With central heating radiator and upvc window.

Bedroom 4

10'3x7'10 (3.12mx2.39m)

With central heating radiator and upvc window.

Bathroom/wc

Three piece suite comprising panelled bath, wash hand basin, wc, chrome towel rail, central heating radiator and upvc window.

Externally

To the front elevation is an easy to maintain garden with double driveway. To the rear is an enclosed garden with patio and decking area.

Agents Notes

Council Tax: Durham County Council, Band 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 – No

Probate – na

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 Council Tax: Durham County Council, Band A

Property Construction – Non Standard - 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.

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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 per individual purchaser applies for carrying out these checks.



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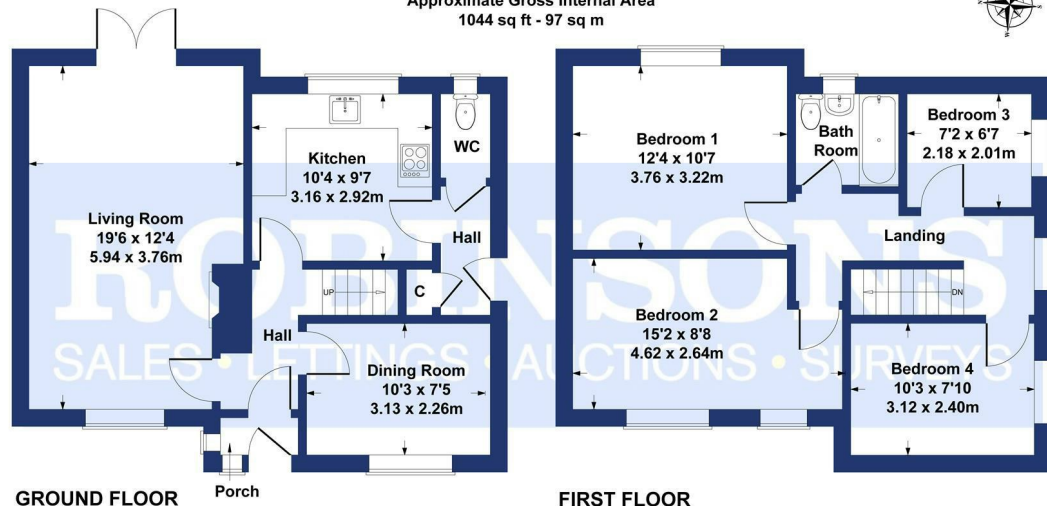
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Chestnut Avenue

Approximate Gross Internal Area
1044 sq ft - 97 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		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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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