





Durham Road, Spennymoor, DL16 6JX
3 Bed - House - Terraced
Asking Price £175,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to present to the market this stylish, spacious, and extended three-bedroom mid-terraced home. A true credit to its current owner, the property has been finished to an exceptionally high standard throughout. Ideally situated on Durham Road, it is just over a ten-minute walk from Spennymoor Town Centre and benefits from excellent transport links to Durham, Darlington, and local bus routes, all within easy reach.

This stunning family home boasts a wealth of impressive features, including two garages (one double and one single), a generous lounge, a separate dining room, and a striking, high-specification kitchen and bathroom. There are also three well-proportioned bedrooms, making it perfect for modern family living. Given everything this exceptional property has to offer, early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a separate dining room, and a contemporary fitted kitchen. To the first floor, a generous landing provides access to three good-sized bedrooms and an ultra-modern shower room. Externally, to the front elevation there is an easy-to-maintain forecourt. To the rear, an enclosed yard provides access to both the double and single garages, each fitted with electric roller shutter doors. Beyond this lies a beautiful enclosed garden and patio area, complete with a useful storage shed and a summer house.

EPC Rating - C
Council Tax Band - A

Hallway
Radiator, Stairs to first floor.

Lounge
17' 4 13'3 max points (5.18m 1.22m 4.04m max points)
Quality flooring, radiator, Upvc Bay window with shutter blinds.

Dining room
13'2 x 12'4 (4.01m x 3.76m)
Quality flooring, radiator, large storage cupboard and French doors leading to rear.

Kitchen
11'7 x 10'8 (3.53m x 3.25m)
Morden wall and base units, integrated oven, hob, extractor fan, microwave, plumbed for washing machine, stainless steel sink with mixer tap and drainer, Upvc window, space for American fridge / freezer, spot lights, wood effect flooring, tiled splash backs.

Landing
Upvc windows, Two storage cupboards.

Bedroom One
13'9 x 11'1 max point (4.19m x 3.38m max point)
Upvc window, radiator.

Bedroom Two
10'7 x 8'2 max points (3.23m x 2.49m max points)
Upvc window, radiator, fitted wardrobes.

Bedroom Three
13'8 x 5'4 (4.17m x 1.63m)
Upvc window, radiator.

Shower room
Double Shower cubicle, wash hand basin, w/c, spot lights, extractor fan, heated towel rail.

Externally.
To the front elevation, there is an easy-to-maintain forecourt. To the rear, an enclosed yard provides access to both a double garage and a single garage, each benefiting from electric roller shutter doors. Beyond this, there is a beautiful enclosed garden and patio area, complete with a useful storage shed and a summer house.

Double Garage
30'5 x 15'7 (9.27m x 4.75m)
Electric roller shutter door, power points and lights.

Garage
Electric roller shutter door, power points and lights.

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 £60 (inc. 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 Road

Approximate Gross Internal Area
1077 sq ft - 100 sq m



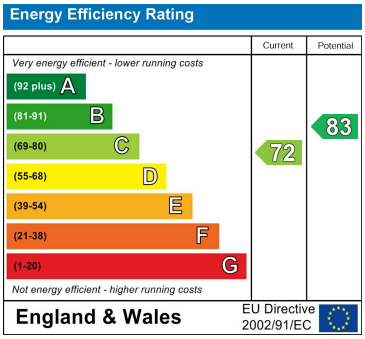
GROUND FLOOR

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



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.