



Abbey Green, Spennymoor, DL16 6PD
3 Bed - House - Detached
Reduced £224,000

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Robinsons are delighted to offer to the market this well presented THREE BEDROOM DETACHED HOUSE located on the ever popular Durham Gate development. Early viewing is highly recommended to avoid disappointment and the property in our opinion should appeal to a variety of purchasers including the GROWING FAMILY. Conveniently located for access to nearby Spennymoor Town centre, local shops, schools and amenities and superbly located for the commuter travelling to nearby Durham City, Darlington and Teesside. This lovely home benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE HALL, CLOAKROOM, spacious LOUNGE, KITCHEN/BREAKFAST ROOM with French doors overlooking REAR GARDENS. Whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. Externally the property enjoys FRONT & REAR GARDENS, GARAGE and DRIVEWAY. In more detail the accommodation comprises of

EPC Rating TBC
Council Tax Band D

Hallway

Stylish flooring, radiator, stairs to first floor.

Lounge

16'5 x 11'2 max points (5.00m x 3.40m max points)
UPVC bay window, stylish flooring, radiator.

W/C

W/C, wash hand basin, radiator, uPVC window.

Kitchen/Diner

15'7 x 13'4 (4.75m x 4.06m)
Modern white wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap and drainer, space for dining room table, radiator, storage cupboard, uPVC window, french doors leading to rear.

Utility Room

8'3 x 5'7 (2.51m x 1.70m)
Base units, stainless steel sink with mixer tap and drainer, uPVC window, plumbed for washing machine.

Landing

Radiator, uPVC window, loft access, airing cupboard.

Bedroom One

11'2 x 9'6 (3.40m x 2.90m)
UPVC window, radiator.

Dressing Room

Fitted wardrobes.

En-Suite

Shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan.

Bedroom Two

12'0 x 8'8 max points (3.66m x 2.64m max points)
UPVC window, radiator.

Bedroom Three

8'9 x 8'5 (2.67m x 2.57m)
UPVC window, radiator.

Bathroom

8'8 x 6'4 (2.64m x 1.93m)
White panelled bath, wash hand basin, W/C, tiled splashbacks, extractor fan, uPVC window, radiator.

Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage. While to the rear there is an easy to maintain garden and patio.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band D- Approx. £2,441.82 p.a
Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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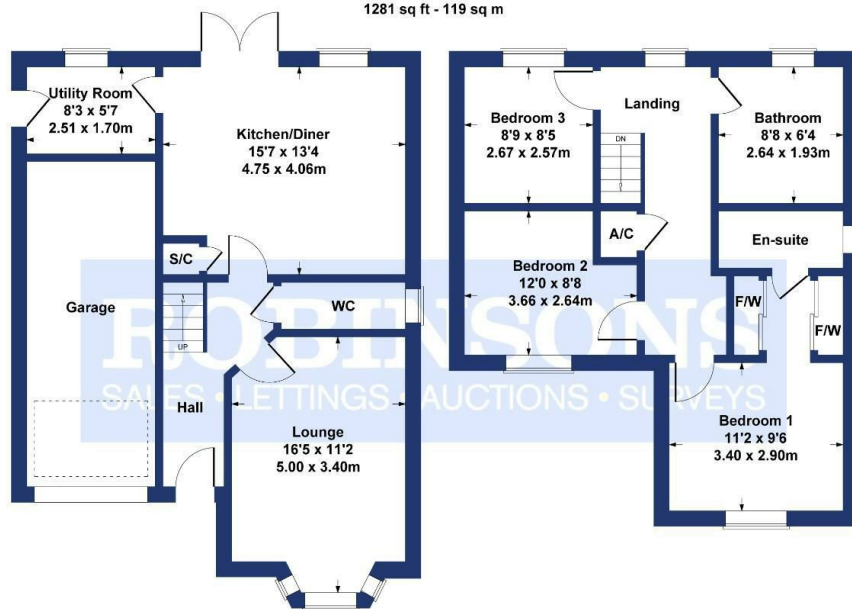
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Abbey Green

Approximate Gross Internal Area
1281 sq ft - 119 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (35-39)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (35-39)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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