



Rokeby Way, DL16 7FD
2 Bed - House - Mid Terrace
Asking Price £125,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Welcome to this charming mid-terrace home on Rokeby Way, set within the ever-popular Whitworth area of Spennymoor. Beautifully presented throughout, the property features a modern kitchen and bathroom, perfectly suited to those who enjoy contemporary living, along with a lovely outlook from the front elevation.

Offering a comfortable and well-designed layout, the home includes a bright reception room, two generously sized bedrooms, and a stylish family bathroom. The added convenience of a ground-floor WC enhances everyday practicality.

Positioned within a desirable residential development, the property benefits from a fenced rear garden—ideal for relaxing or entertaining which gives access to a rear parking bay. Whether you're a first-time buyer or searching for an ideal starter home, this inviting property provides warmth, comfort, and plenty of potential to make it your own.

The accommodation briefly comprises: Entrance Lobby, Ground Floor WC, Spacious Lounge, and a Kitchen/Dining Room to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the home offers parking bay and a private rear garden laid to lawn with a paved patio and gated access.

Don't miss your chance to secure this delightful home in a sought-after location. Book your viewing today and imagine settling into life on Rokeby Way.

Vestibule

Radiator, Access to lounge

Lounge

12'9 x 12'5 (3.89m x 3.78m)

Upvc window with lovely outlook, radiator, stairs to first floor.

Inner Hall

Storage cupboard and Access to Kitchen and W/C.

W/C

W/c, wash hand basin, radiator, extractor fan.

Kitchen / Diner

12'8 x 7'9 (3.86m x 2.36m)

White wall and base units, integrated oven, gas hob, extractor fan, space for Fridge / freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, radiator, French Doors leading to the rear garden.

Landing,

Loft access and radiator.

Bedroom One

12'8 x 9'8 max points (3.86m x 2.95m max points)

Upvc window with lovely outlook, radiator, storage cupboard.

Bedroom Two

12'8 x 7'9 (3.86m x 2.36m)

Upvc window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, extractor fan, splash backs, extractor fan.

Externally

To the front elevation is a easy to maintain forecourt which over looks a lovely green space, While to the rear there is a good sized enclosed garden and patio, which gives access to a parking bay.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

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@robinsonscsls.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

DL16 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 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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk