



Watson Street, Spennymoor, DL16 7AY
1 Bed - Bungalow - Terrace
Offers Over £75,000

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We are pleased to introduce this beautifully refurbished one-bedroom bungalow, brought to the market in truly immaculate condition. The property has undergone a comprehensive programme of modernisation, resulting in stylish, ready-to-move-into accommodation finished to an exceptional standard. Recent upgrades include a newly installed central heating system, a contemporary fitted kitchen with integrated appliances, a brand-new shower room, fresh décor throughout, and new flooring featuring high quality Karndean to the kitchen and hallway.

Ideally positioned within a sought-after residential area of Spennymoor, the bungalow is within easy reach of local amenities and convenient transport links, making it an attractive choice for a range of buyers, including downsizers, first-time purchasers, or those seeking low-maintenance living.

Internally, the home offers a welcoming entrance hall, a well-presented lounge, a modern kitchen, a comfortable bedroom, and a stylish bathroom. Externally, the property benefits from a private enclosed rear yard.

Early viewing is strongly recommended to fully appreciate the impressive standard of accommodation on offer.

EPC Rating - D
Council Tax - A

Hallway

Radiator, quality flooring, loft access via pull down ladder.

Lounge

13'9 x 13'3 max points (4.19m x 4.04m max points)

Radiator, quality flooring, Sliding Upvc doors leading to the rear.

Kitchen

9'4 x 5'7 (2.84m x 1.70m)

Morden wall and base units, integrated oven, hob, stainless sink with mixer tap and drainer, space for fridge / freezer, plumbed for washing machine, spot lights, radiator, quality flooring, Upvc window.

Bedroom One

13'9 x 8'3 max points (4.19m x 2.51m max points)

Radiator, quality flooring, Upvc window

Shower Room.

5'7 x 4'6 (1.70m x 1.37m)

Shower cubicle, wash hand basin, W/C, Upvc window, extractor fan, Chrome towel radiator.

Externally

To the rear is a enclosed yard.

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



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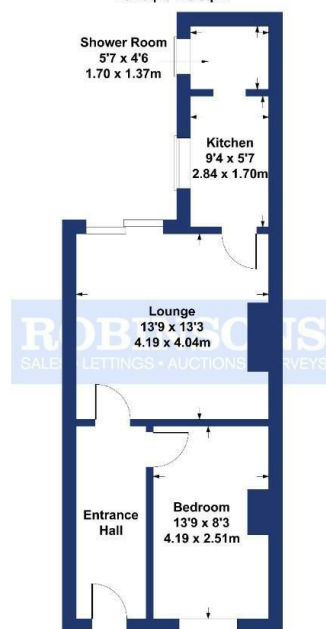
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Watson Street
Approximate Gross Internal Area
461 sq ft - 43 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	63	
EU Directive 2002/91/EC		
England & Wales		

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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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