



Hewick Road, Thinford, DL16 6PF  
2 Bed - House - Semi-Detached  
£147,000

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# Hewick Road

## Thinford, DL16 6PF

Superb Starter or Young Family Home \*\* Popular Modern Development \*\* Good Road Links \*\* Outskirts of Durham & Spennymoor \*\* Large Garden & Ample Driveway Parking \*\* GCH & Upvc Double Glazing \*\* Early Viewing Advised \*\*

The property features an entrance hallway leading to a spacious lounge, an inner hall with a convenient ground floor W/C and storage cupboard, and a modern kitchen/diner with French open to the rear garden. Upstairs, there are two double bedrooms and bathroom/WC. Externally, the front offers a good-sized garden and a long driveway, while the rear boasts a large enclosed garden with patio area.

Thinford, located just outside Spennymoor in County Durham, offers a highly desirable location for buyers seeking a balance between countryside charm and urban convenience. This growing residential area benefits from excellent transport links, with the nearby A167 and A688 providing easy access to Durham City, Bishop Auckland, and the A1(M) for commuting across the North East. Durham railway station is also a short drive away, offering direct services to Newcastle, York, and London. Thinford is close to a range of amenities including supermarkets, local shops, cafes, and leisure facilities, as well as well-regarded schools and healthcare services. Recent developments have brought modern housing and family-friendly communities to the area, while nearby open spaces and walking routes offer a peaceful setting. With its combination of accessibility, amenities, and a welcoming community atmosphere, Thinford is an appealing choice for first-time buyers, families, and professionals alike.

EPC Rating B  
Council Tax Band B

















## GROUND FLOOR

### Hallway

### Lounge

13'9 x 13'7 (4.19m x 4.14m)

### Inner Hallway

### WC

### Kitchen Diner

13'6 x 9'4 (4.11m x 2.84m)

## FIRST FLOOR

### Bedroom

13'7 x 10'2 (4.14m x 3.10m)

### Bedroom

13'6 x 9'8 (4.11m x 2.95m)

### Bathroom/WC

### Externally

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

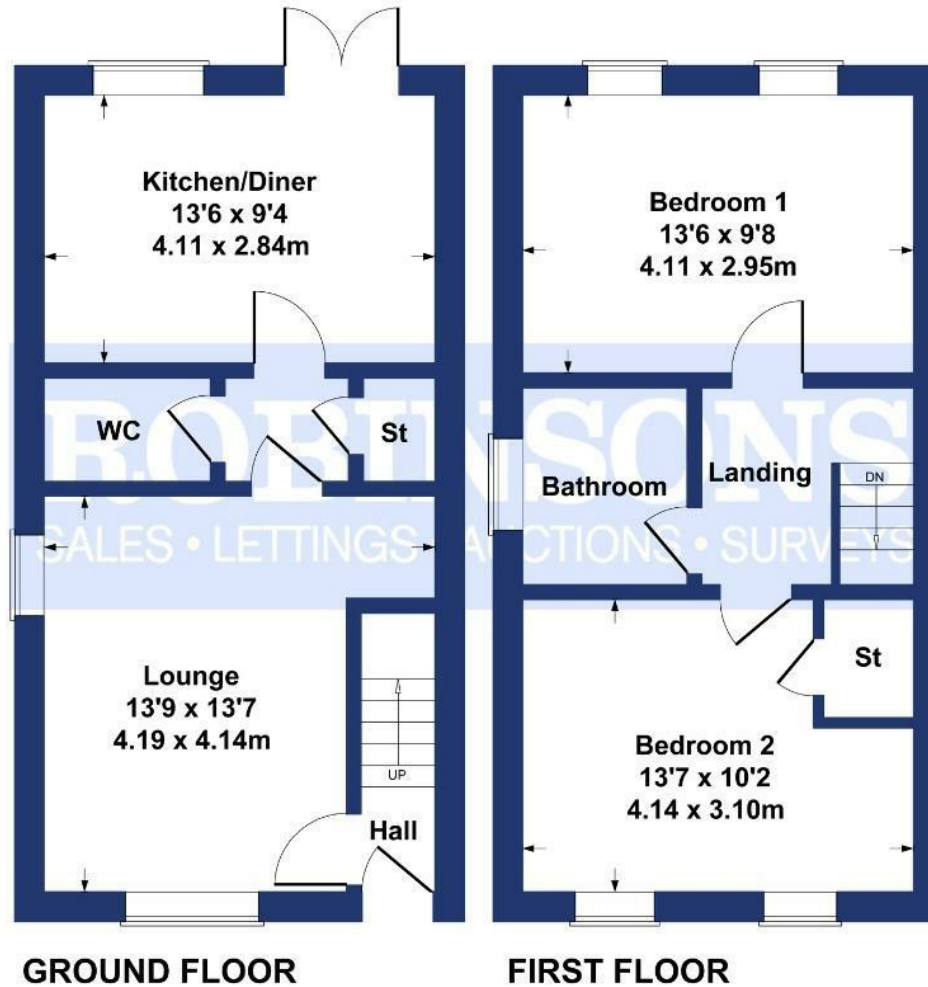
Council Tax: Durham County Council, Band B - Approx. £1,987.95 p.a

Energy Rating: B

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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Approximate Gross Internal Area  
752 sq ft - 70 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	96
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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