

Tudhoe Moor, Spennymoor, DL16 6EZ
2 Bed - House - Semi-Detached
£109,950

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Robinsons are delighted to offer to the market this well presented and upgraded, two-bedroom semi-detached house, which has the benefit of a DOUBLE GARAGE and workshop to the rear. Located on Tudhoe Moor in a popular residential area of Green Lane within walking distance of local shops, schools, bus services and approximately one mile from the town centre, where there are a range of shopping and leisure facilities. Close to an excellent network of roads providing easy access to the surrounding residential and commercial areas including Durham, Darlington, Teesside and Newcastle. The property has the benefit of gas central heating, uPVC double glazing, modern kitchen and shower room.

The accommodation briefly comprises of: Entrance Hall, Lounge, Kitchen, Utility Area, Landing, Two double Bedrooms, Shower room/WC. Externally, there are enclosed gardens to the front and driveway which leads to the rear garden, garages and workshop. The property is offered for sale at a competitive price level and early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

19'0 x 11'0 (5.79m x 3.35m)
UPVC window, radiator.

Kitchen

12'5 x 11'9 (3.78m x 3.58m)
Modern wall and base units, integrated oven, hob, extractor fan, breakfast bar, stainless steel sink with mixer tap and drainer, uPVC window, space for under counter fridge freezer, radiator.

Utility Room

Base units, plumbed for washing machine, uPVC window.

Landing

UPVC window, loft access via storage cupboard.

Bedroom One

15'9 x 9'9 max points (4.80m x 2.97m max points)
UPVC window, radiator.

Bedroom Two

12'7 x 8'9 (3.84m x 2.67m)
UPVC window, radiator.

Shower Room

Walk in shower cubicle, wash hand basin, W/C, uPVC window, chrome towel radiator, airing cupboard.

Externally

To the front elevation there is an easy to maintain garden and driveway, which leads to the rear garden, double garage and a sun house.

Double Garage

18'6 x 15'9 max points (5.64m x 4.80m max points)
Power and lighting.

Workshop/Sun House

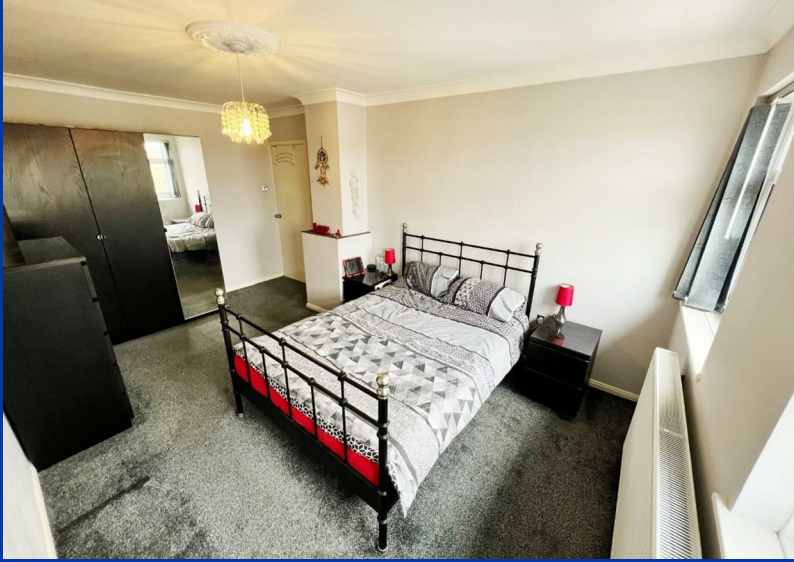
16'5 x 12'7 max points (5.00m x 3.84m max points)
French doors, power and lighting.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,627.87 p.a
Energy Rating: C

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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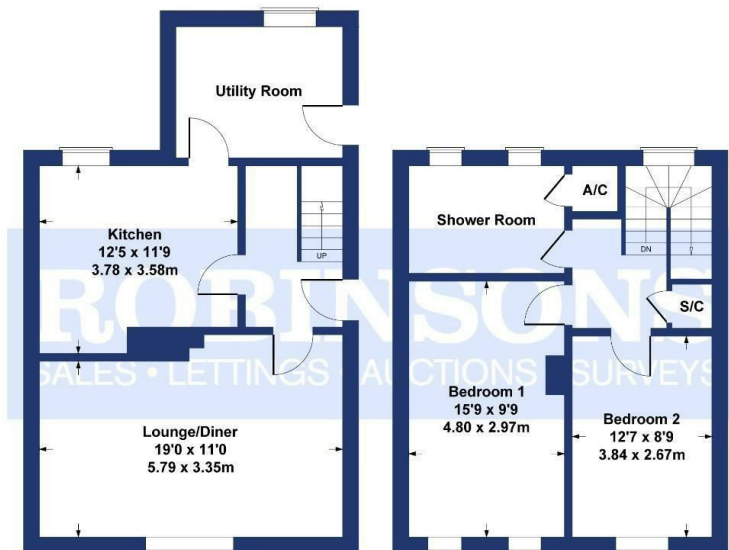
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tudhoe Moor

Approximate Gross Internal Area
975 sq ft - 91 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.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.

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