



**Heath Road, DL16 7DS**  
**3 Bed - House - Mid Terrace**  
**£89,950**

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Located on Heath Road in the charming town of Spennymoor, this delightful three-bedroom mid-terrace house presents an excellent opportunity for families and individuals alike. The property is well presented, featuring a modern kitchen and a stylish bathroom that cater to contemporary living standards.

One of the standout features of this home is the off-road parking, providing convenience and ease for residents. The lovely enclosed garden to the rear offers a perfect space for relaxation, outdoor activities, or entertaining guests, making it a wonderful extension of the living area.

Situated in a friendly neighbourhood, this residence is ideally located near local amenities, schools, and parks, fostering a strong sense of community. The surrounding area strikes a harmonious balance between tranquillity and accessibility, with good transport links to nearby towns and cities, ensuring that you are never far from the action.

This property is not just a house; it is a place where you can create lasting memories. Whether you are a first-time buyer or looking to settle down in a welcoming environment, this home on Heath Road is certainly worth considering.

EPC Rating TBC  
Council Tax Band A

### Hallway

Stairs to first floor.

### Lounge

20'4 x 11'4 max points (6.20m x 3.45m max points)  
Wood effect flooring, radiator, uPVC bay window.

### Kitchen/Diner

13'9 x 12'9 (4.19m x 3.89m )

Modern wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, breakfast bar, tiled splashbacks, uPVC window, storage cupboard, radiator, plumbed for washing machine and dishwasher, access to front and rear.

### Landing

Loft access, storage cupboard.

### Bedroom One

11'4 x 9'7 (3.45m x 2.92m )

UPVC window, radiator, quality flooring, storage cupboard.

### Bedroom Two

11'4 x 9'6 (3.45m x 2.90m )

UPVC window, quality flooring, storage cupboard, radiator.

### Bedroom Three

11'5 x 7'4 (3.48m x 2.24m )

Quality flooring, radiator, uPVC window.

### Bathroom

White panelled bath with shower over, wash hand basin, W/C, quality flooring, feature radiator.

### Externally

To the front elevation is a large block paved driveway. While to the rear there is a pleasant, enclosed and easy to maintain garden with multiuse storage shed.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,703.96 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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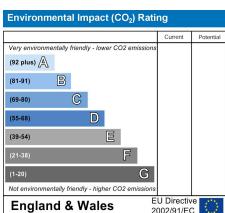
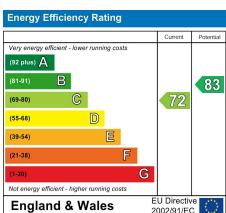
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