



**Barnfield Road, Spennymoor, DL16 6EA**  
**3 Bed - House - Semi-Detached**  
**£159,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market, a superb opportunity to acquire this THREE BEDROOM END OF TERRACE FAMILY HOME which is offered to the market with no onward chain and located in the sought after location of Barnfield Road. Situated approximately only a few minutes' walk from Spennymoor Town Centre, local shops, schools and amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. In our opinion the property should suit a variety of purchasers, including the first-time buyer, a families or property investors, benefitting from well presented kitchen, stunning bathroom, ample living space, larger than average rear garden, off road parking, garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING, via a combination boiler. Early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance hallway, spacious lounge with feature bay window and multi fuel burning stove, separate dining room, well presented white kitchen and ground floor clock room completes the ground floor. To the first floor is a large landing area which gives access to three well proportioned bedrooms and beautiful family bathroom and separate W/C. Externally to the front elevation the property has a easy to maintain forecourt and driveway which leads to the rear garage and large enclosed private garden, which has the added bonus of two useful storage sheds. Again giving all of the above early viewing is advised to avoid any disappointment as properties of this size and quality rarely come to the market.

EPC Rating TBC  
Council Tax Band A

#### **Hallway**

Radiator, stairs to the first floor, storage cupboard.

#### **Lounge**

**14'1 x 12'0 + bay (4.29m x 3.66m + bay )**

UPVC bay window, multi fuel burning stove, wood effect flooring, radiator.

#### **Dining Room**

**13'8 x 12'0 (4.17m x 3.66m)**

UPVC window, wood effect flooring, original fire and surround, radiator.

#### **Kitchen**

**16'1 x 8'9 (4.90m x 2.67m)**

Modern white wall and base units, range oven with hob, extractor fan, plumbed for washing machine, plumbed for dishwasher, tiled flooring and splashbacks, uPVC window, stainless steel sink with mixer tap and drainer, access to the rear.

#### **W.C/Cloakroom**

W/C, wash hand basin, radiator, uPVC window.

#### **Landing**

Large storage cupboard.

#### **Bedroom One**

**12'0 x 10'7 max points (3.66m x 3.23m max points)**

UPVC window, radiator, wood effect flooring, fitted wardrobes.

#### **Bedroom Two**

**13'9 x 12'0 max points (4.19m x 3.66m max points)**

Fitted wardrobes, radiator, uPVC window over looking the rear garden.

#### **Bedroom Three**

**8'7 x 5'6 (2.62m x 1.68m)**

UPVC window, radiator.

#### **Bathroom**

**8'9 x 8'4 (2.67m x 2.54m)**

Panelled bath with shower over, wash hand basin, w/c, tiled flooring and splashbacks, uPVC window, airing cupboard, chrome towel radiator.

#### **W/C**

W/C, uPVC window.

#### **Extremely**

To the front elevation, there is a easy to maintain forecourt and driveway which leads to the rear garage and large enclosed private garden with two useful sheds.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

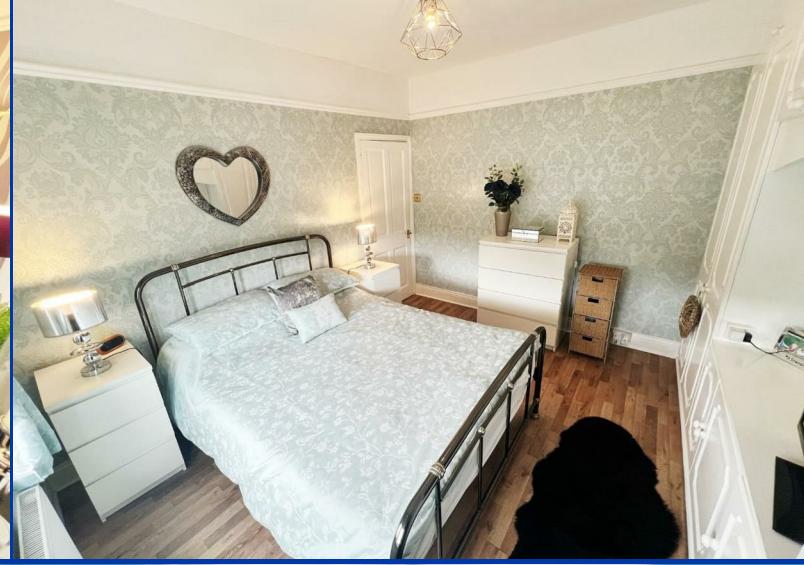
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,627.87 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.



# OUR SERVICES

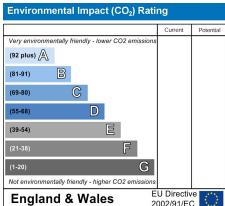
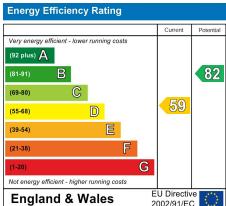
- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

Barnfield Road  
Approximate Gross Internal Area  
1289 sq ft - 119 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. 2024



## 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@robinsonsccls.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

## 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@wynyardfineandcountry.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