

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

**ROBINSONS**  
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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, sperate 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.

### Extremally

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:

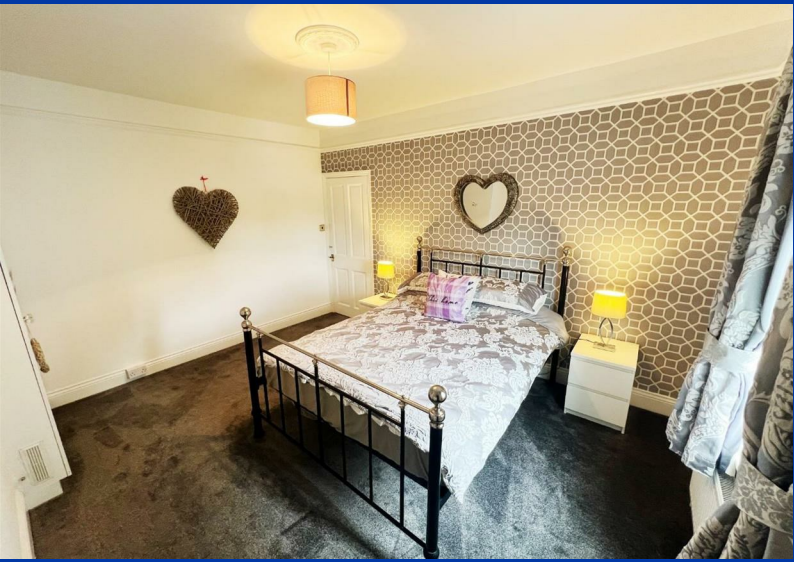
Mobile Signal/Coverage:

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.



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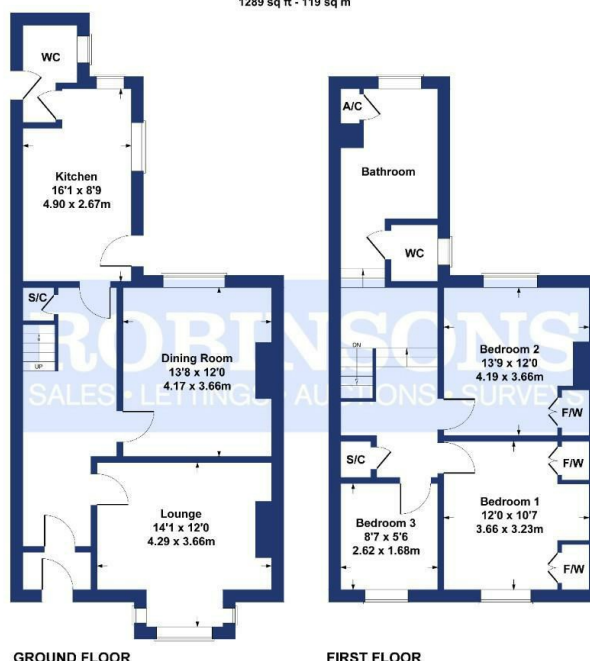
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Barnfield Road**  
Approximate Gross Internal Area  
1289 sq ft - 119 sq m



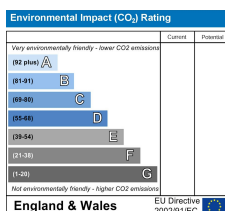
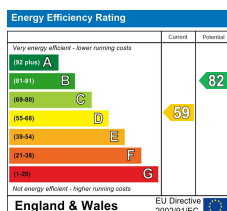
GROUND FLOOR

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.

Produced by Potterplans Ltd. 2024



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