



Kirkdale, Spennymoor, DL16 6UJ
2 Bed - House - Semi-Detached
Asking Price £139,950

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Robinsons are delighted to bring to the market this beautifully presented and extended two-bedroom semi-detached home, pleasantly positioned within a quiet cul-de-sac on this popular residential development and offered for sale with no onward chain. Conveniently located approximately one mile from Spennymoor Town Centre, this superb property is, in our opinion, an ideal purchase for a first-time buyer, young couple, or anyone seeking a stylish home that is ready to move straight into.

The well-maintained and tastefully decorated accommodation briefly comprises an entrance porch leading into a spacious and welcoming lounge, a separate dining room, and a generously sized fitted kitchen with a versatile additional area, ideal for use as a home office or study space. Completing the ground floor is a conservatory overlooking the rear garden, providing an excellent additional reception area.

To the first floor are two well-proportioned bedrooms and a modern family bathroom/WC fitted with a contemporary white suite. The principal bedroom further benefits from access to a useful loft room, currently utilised as a dressing room, offering valuable additional space. Externally, the property enjoys an open-plan front garden, a driveway providing off-street parking, and a detached garage. To the rear is a fully enclosed and private garden featuring a paved patio area, perfect for outdoor dining, entertaining, or simply relaxing.

Viewing is highly recommended to fully appreciate the standard of accommodation, attractive presentation, and excellent position this property has to offer.

EPC Rating: TBC
Council Tax Band: B

Porch

Wood effect flooring, access to lounge

Lounge

17'2 x 12'9 (5.23m x 3.89m)

Wood effect flooring, UPVC window, radiator

Dining room

12'9 x 9'0 (3.89m x 2.74m)

Wood effect flooring, access to conservatory & kitchen

Kitchen

27'3 x 7'8 (8.31m x 2.34m)

Wall & base units, space for fridge freezer, electric cooker point, plumbed for washing machine, sink with mixer tap & drainer, UPVC window, Part tiled flooring, tiled splash backs, radiator

Conservatory

10'7 x 8'5 (3.23m x 2.57m)

UPVC window, tiled flooring, French doors leading to rear

Landing

Loft access

Bedroom one

12'9 x 9'0 (3.89m x 2.74m)

UPVC window, radiator, quality flooring, stairs to loft room

Bedroom two

13'0 x 9'4 (3.96m x 2.84m)

Wood effect flooring, radiator, wardrobes

Bathroom

Panelled bath with shower over, wash hand basin, w/c, radiator, UPVC window, fully tiled

Loft room

12'8 x 13'1 (3.86m x 3.99m)

Velux window, radiator, spot lights

Externally

To the front elevation is an easy to maintain garden & driveway which leads to a garage, while to the rear there is an easy to maintain patio

Agent notes

Council Tax: Durham County Council, Band B

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

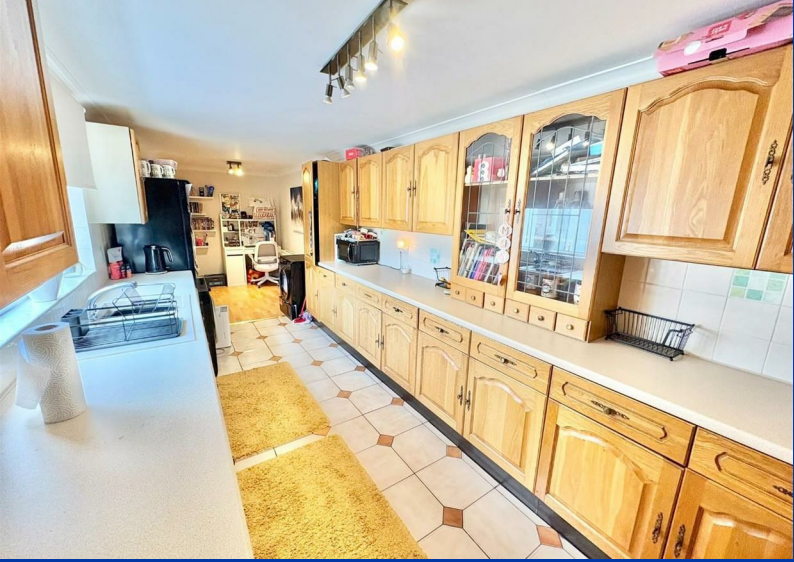
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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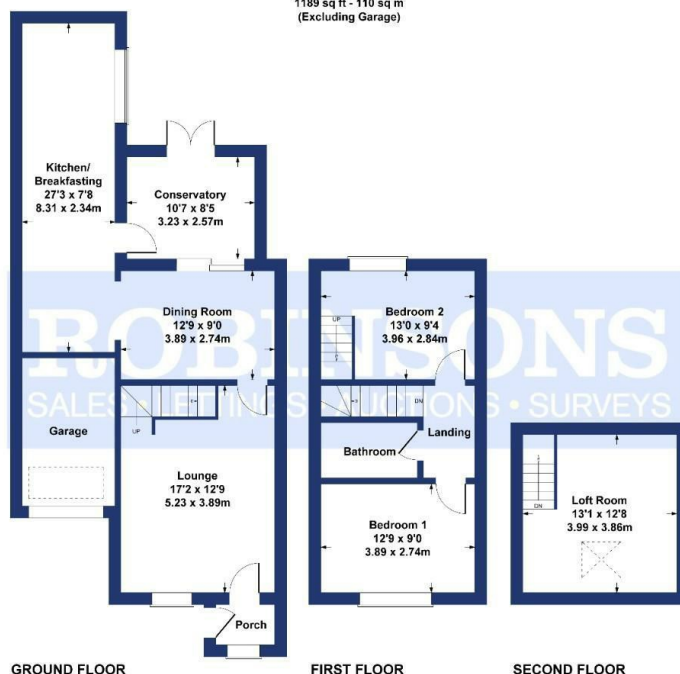
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Kirkdale Spennymoor, DL16 6UJ

Approximate Gross Internal Area
1189 sq ft - 110 sq m
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

SECOND 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. 2026

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

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@robinsonscs.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

DL16 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.

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

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