Mayfields, Spennymoor, DL16 6RW
3 Bed - House - Semi-Detached
Asking Price £149,950

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Robinsons are delighted to offer to the market this beautifully presented three-bedroom semi-detached home, finished to an exceptional standard throughout and a true credit to its current owner. Situated on the ever-popular Greenways development, the property enjoys a convenient location close to a range of local amenities, schools and transport links, making it an ideal purchase for first-time buyers, growing families and professionals alike.

This superb home benefits from a stunning open-plan kitchen/dining area, a spacious and welcoming lounge, a stylish family bathroom, recently installed UPVC double glazing and gas central heating, all combining to create a property ready to move straight into.

The accommodation briefly comprises an entrance porch, a generously sized lounge and an impressive kitchen/breakfast room, providing the perfect space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes, together with a modern family bathroom and separate W/C.

Externally, the property boasts well-maintained gardens to both the front and rear, along with a driveway providing off-road parking and leading to a detached garage.

Early viewing is highly recommended to fully appreciate the quality, space and excellent location this fantastic home has to offer.

EPC Rating: TBC
Council Tax Band: B

Hallway
UPVC door, radiator, stairs to 1st floor

Lounge
17'9 x 11'8 (5.41m x 3.56m)
Quality flooring, radiator, UPVC window, French doors to rear

Kitchen / Diner
19'9 x 7'9 (6.02m x 2.36m)
Stunning wall and base units, integrated Fridge freezer, oven, hob, extractor fan, microwave, washing machine, dishwasher, stainless steel sink with mixer tap and drainer, radiator, space for dining table, larder unit.

Rear Lobby
Quality flooring, storage cupboard, access to rear

Landing
Loft access, radiator, Storge cupboard

Bedroom One
11'8 x 10'5 (3.56m x 3.18m)
radiator, storage cupboard fitted wardrobe

Bedroom Two
11'6 x 7'9 (3.51m x 2.36m)
Fitted wardrobe, radiator

Bedroom Three
8'5 x 6'9 (2.57m x 2.06m)
radiator

Bathroom
Large bath with shower over, wash hand basin, , tiled flooring and splash backs, heated towel rail

Separate w/c
W/C , Fully tiled , radiator, wash hand basin, UPVC window

Externally
To the front elevation is a good size garden, while to the rear there is an enclosed garden and patio area, which gives access to a single garage and driveway.

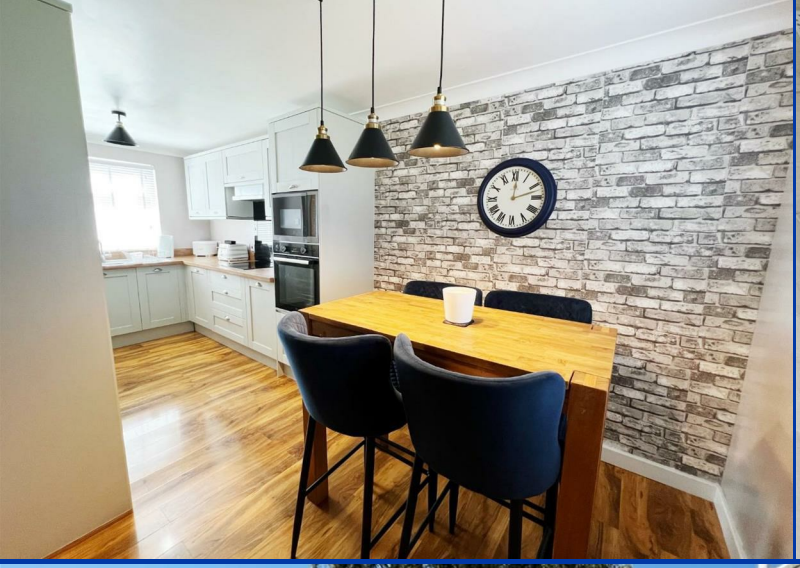
Agents Notes
Council Tax: Durham County Council, Band TBC
Tenure: Freehold
EPC D

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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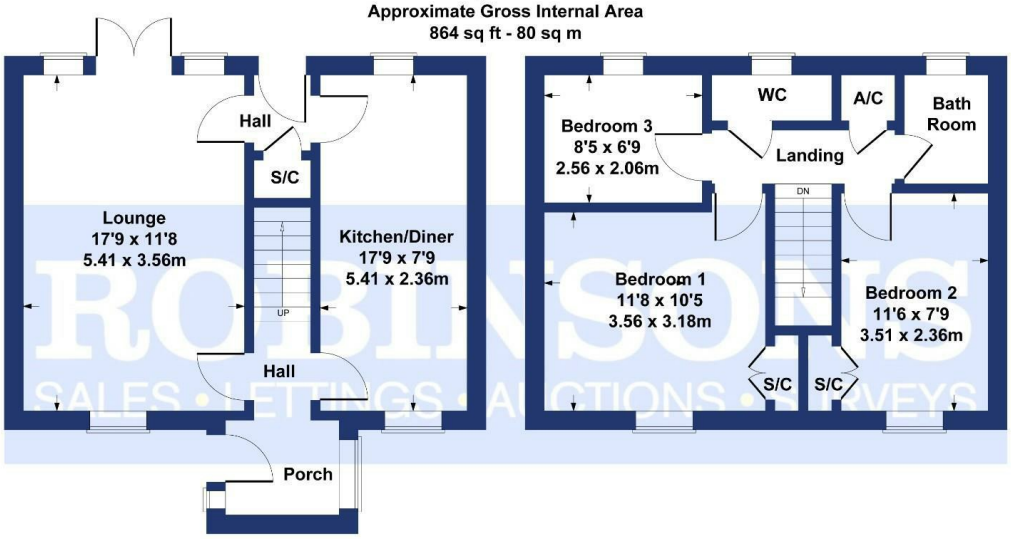
Mayfields

Approximate Gross Internal Area
864 sq ft - 80 sq m



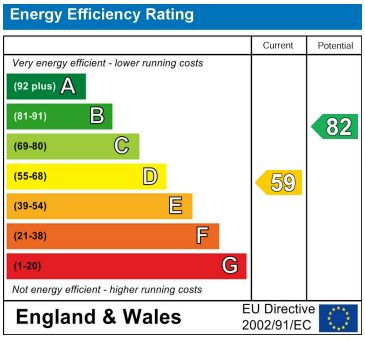
GROUND FLOOR

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. 2026



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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