



Woodward Road, Spennymoor, DL16 7US  
2 Bed - House - Mid Terrace  
Asking Price £129,950

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

Robinsons are delighted to present this beautifully maintained two-bedroom terraced home, ideally positioned in the sought-after, family-friendly Merrington Park development in Spennymoor. Perfect for first-time buyers or young families, this immaculate property has been cared for to an exceptional standard throughout.

Enjoying close proximity to Spennymoor's wide range of local amenities, the home also offers excellent transport links to major road networks and public transport routes. Additional benefits include gas central heating and double glazing. Stylishly finished and deceptively spacious, this attractive mid-terrace is expected to generate significant interest and an early viewing is highly recommended.

The ground floor features an inviting entrance hallway, a cosy lounge, a generous kitchen/diner, and a convenient downstairs WC. To the first floor, you will find a well-proportioned main bedroom with built-in storage, a second double bedroom, and a modern family bathroom. Externally, the property boasts an enclosed rear garden and allocated parking.

EPC Rating B  
Council Tax Band B

#### Hallway

radiator, wood effect flooring, stairs to first floor.

#### Lounge

12'5" x 14'4" (3.79 x 4.37)

Front facing UPVC double glazed window, television point, radiator.

#### Kitchen/Diner

8'11" x 14'4" (2.73 x 4.37)

Fitted with a modern range of gloss fronted base, wall and drawer units, worktops inset with stainless steel sink and drainer, gas hob with illuminated extractor hood over, electric oven, Plumbed for washing machine, space for slimline dishwasher, additional added units, rear facing UPVC double glazed french doors with matching glazed side panels.

#### Cloakroom/WC

5'7" x 2'5" (1.71 x 0.74)

Low level WC, pedestal wash hand basin, radiator, laminate flooring.

#### First Floor

##### Landing

Radiator, Loft access.

##### Bedroom One

10'8" x 11'3" (3.25 x 3.43)

Front facing UPVC double glazed window, radiator, two built-in storage cupboards.

##### Bedroom Two

10'10" x 8'1" (10'9" x 8'0") (3.30 x 2.46 (3.28 x 2.44))

Rear facing UPVC double glazed window, radiator.

##### Bathroom

6'3" x 5'9" (1.91 x 1.74)

Fitted with a modern bathroom suite consisting of a low level WC, pedestal wash hand basin and bath with shower over, radiator, laminate tiled flooring, rear facing UPVC double glazed window.

##### Externally

Lawned garden to rear and allocated parking bay.

##### 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 – yes

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>

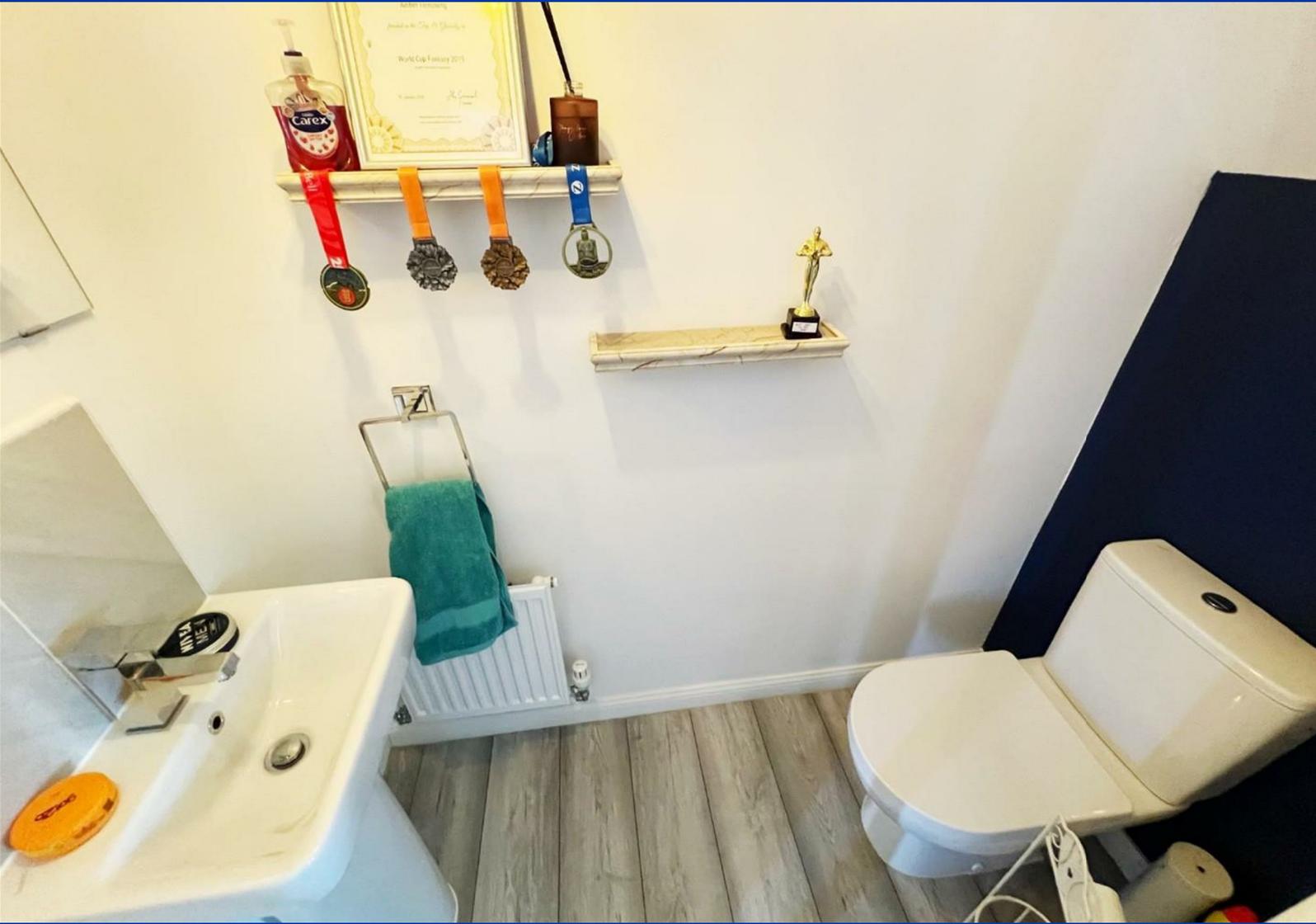
Protected Trees – None known

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

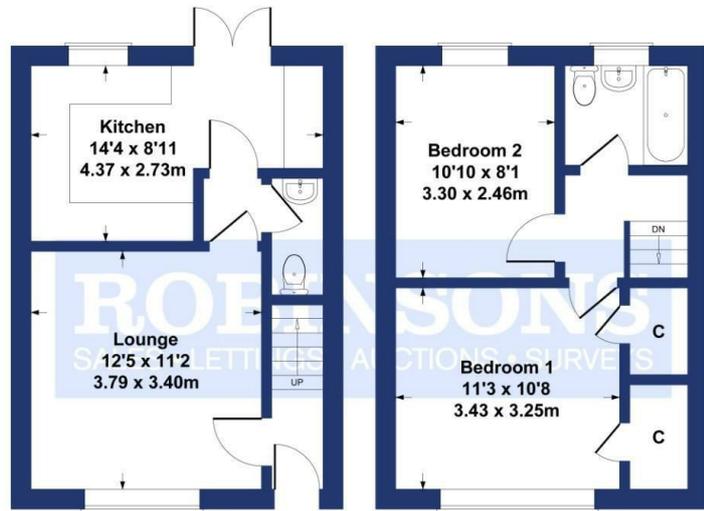
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Woodward Road

Approximate Gross Internal Area  
638 sq ft - 59 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. 2020

Energy Efficiency Rating	
Current	Potential
	98
84	
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

### 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@robinsonsspenny Moor.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@robinsonswyny ard.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, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

www.robinsonsestateagents.co.uk