





Tweed Road, Spennymoor, DL16 6SS

3 Bed - House - Semi-Detached

£85,000

ROBINSONS

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Robinsons are delighted to offer to the market this spacious THREE BEDROOM SEMI DETACHED HOUSE which is located on this popular residential development being within ideal reach of good transport links to Durham City, Darlington, Teesside and Spennymoor town centre is approximately a mile away. The property is in need of some updating which has been fully reflected in the asking price and would be an ideal opportunity for a First Time Buyer/Family who are looking for a property they can put their own stamp on and benefits from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

In brief the property comprises of; ENTRANCE, HALLWAY, spacious LOUNGE, separate DINING ROOM, LARGE EXTENDED KITCHEN. Whilst to the first floor THREE well-proportioned BEDROOMS and the FAMILY BATHROOM is also located to the first floor. Externally to the front elevation large easy to maintain rockery garden which could provide parking for multiple vehicles (subject to the right planning consents), while to the rear there is an easy to maintain patio garden. Given all of the above early viewing is advised to avoid any disappointment. In more detail the accommodation comprises of;

EPC Rating TBC
Council Tax Band A

Hallway
UPVC window, storage cupboard.

Lounge
13'0 x 12'6 max points (3.96m x 3.81m max points)
UPVC window, radiator.

Dining Room
12'7 x 10'9 max points (3.84m x 3.28m max points)
UPVC window, radiator.

Kitchen
13'2 x 8'7 (4.01m x 2.62m)
Solid wood wall and base units, stainless steel sink with mixer tap and drainer, uPVC windows, tiled flooring and splashbacks, plumbed for washing machine, radiator, space for fridge freezer, electric cooker point.

Rear Hall
Access to front and rear.

Landing
UPVC window, airing cupboard, housing combination boiler, storage cupboard, loft access.

Bedroom One
11'0 x 10'8 (3.35m x 3.25m)
UPVC window, radiator, storage cupboard.

Bedroom Two
11'7 x 10'8 (3.53m x 3.25m)
UPVC window, radiator, storage cupboard.

Bedroom Three
10'4 x 8'0 max points (3.15m x 2.44m max points)
UPVC window, radiator.

Bathroom
7'9 x 5'5 (2.36m x 1.65m)
White panelled bath with shower over, wash hand basin, W/C, part tiled, chrome towel radiator, uPVC window.

Externally
To the front elevation is an easy to maintain garden which with the right planning permission would make a good sized driveway. While to the rear there is a good sized garden and patio.

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. £ 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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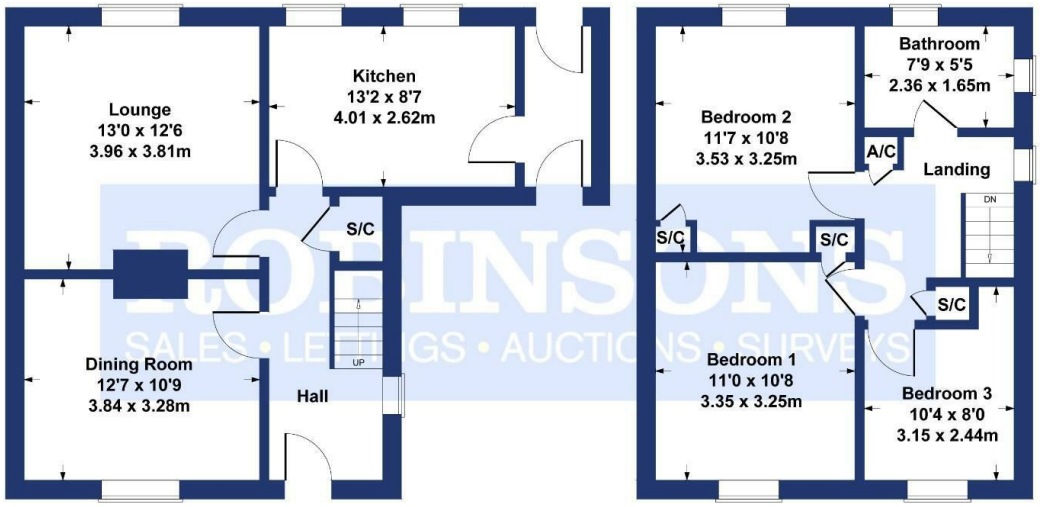
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tweed Road

Approximate Gross Internal Area
990 sq ft - 92 sq m

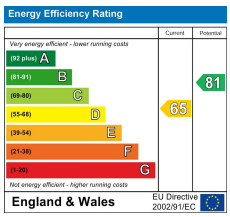


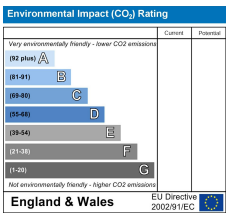
GROUND FLOOR **FIRST FLOOR**

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. 2025





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RICS

ARLA Association of Residential Letting Agents

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