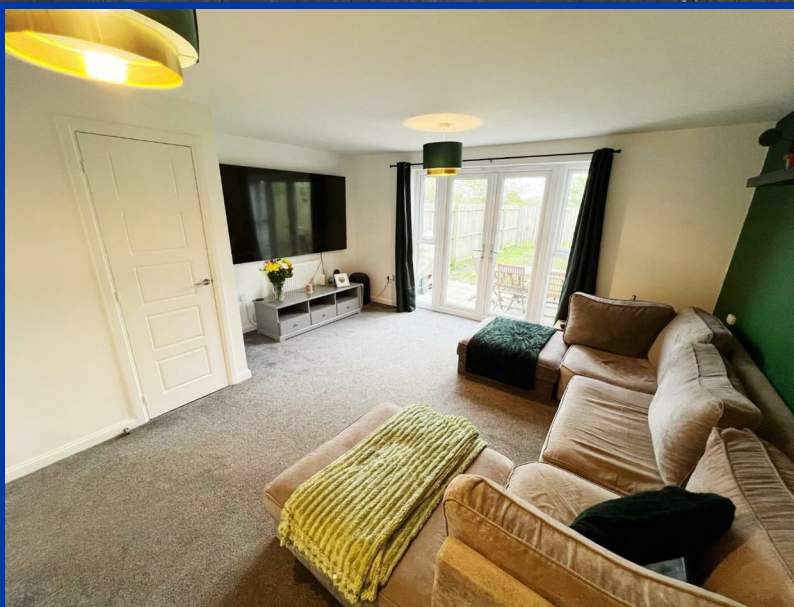




Rokeby Way, Spennymoor, DL16 7FD
3 Bed - House - End Terrace
£147,500

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Robinsons Estate Agents are pleased to introduce this contemporary three-bedroom end-terrace home, occupying an enviable corner plot within a quiet and well-established residential area of Spennymoor. Constructed in 2017, the property enjoys a pleasant outlook with surrounding green spaces and is perfectly positioned for access to local shops, cafés, and well-regarded schools, making it an excellent choice for families, first-time buyers, and professionals alike. The property opens into a welcoming entrance hall, leading through to a bright and spacious living room. French doors allow natural light to flood the space while providing seamless access to the rear garden, ideal for both everyday living and entertaining. The modern kitchen is fitted with stylish wall and base units along with sleek work surfaces, offering a practical yet attractive hub of the home. A ground-floor WC completes the layout on this level. To the first floor, the accommodation comprises three well-proportioned bedrooms, including two doubles. The principal bedroom benefits from the added luxury of an en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. Outside, the property boasts a generously sized rear garden, mainly laid to lawn with a patio area providing an ideal spot for outdoor seating. Off-street parking is available via the driveway, adding everyday convenience to this appealing home.

EPC Rating - B
Council Tax Band B

Hallway

Radiator, storage cupboard, Stairs to first floor

W/C

UPVC window, wash hand basin, Radiator

Lounge

15'0 x 14'5 (4.57m x 4.39m)

UPVC window, radiator, storage cupboard, French doors leading to rear.

Kitchen

12'0 x 8'0 (3.66m x 2.44m)

Modern wall and base units, integrated Oven and Hob, extractor fan, stainless steel sink with mixer tap and drainer. UPVC window, radiator, space for fridge/freezer, plumbed for washing machine, space for dining table.

Landing

Loft access. radiator, storage cupboard

Bedroom One

13'8 x 8'4 (4.17m x 2.54m)

UPVC window, radiator

En-Suite

Shower cubicle, wash hand basin, w/c, extractor fan

Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

UPVC window, radiator

Bedroom Three

8'8 x 6'2 (2.64m x 1.88m)

UPVC window, radiator

Bathroom

White panel bath, wash hand basin, w/c, radiator, UPVC window, extractor fan.

Externally

To the front elevation is an easy to maintain garden and double driveway, while to the rear there is a good size enclosed garden and patio.

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



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Strategic Marketing Plan

Dedicated Property Manager

Rokeby Way

Approximate Gross Internal Area
808 sq ft - 75 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.



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