

Lyne Road, Spennymoor, DL16 7AQ
3 Bed - House - End Terrace
Reduced £104,950

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Robinsons are delighted to bring to the market this stunning and immaculately presented three-bedroom end-terraced home. Finished to a high standard throughout, this superb property would, in our opinion, appeal to a wide range of buyers, including first-time purchasers and buy-to-let investors.

The property is conveniently located within close proximity to local shops, schools, and bus routes, with Spennymoor town centre approximately one mile away. Internally and externally, the home offers generous and well-planned accommodation and benefits from a stunning newly fitted kitchen, a beautiful new bathroom, three well-proportioned bedrooms, and a good-sized, low-maintenance garden. Additional key features include uPVC double glazing and gas central heating.

The accommodation briefly comprises: entrance porch, welcoming hallway, cloakroom/WC, spacious lounge, and an attractive modern kitchen. There is also a useful outbuilding, currently utilised as a utility room. To the first floor are three well-sized bedrooms and a modern family bath room.

Externally, the property enjoys an easy-to-maintain garden to the front, while the rear garden is both well presented and designed for low maintenance, providing an ideal outdoor space.

EPC Rating: D
Council Tax Band: A

Early viewing is strongly recommended to fully appreciate the quality and location of this lovely home.

Porch

UPVC windows, access to hall

Hallway

Quality flooring, radiator, 2 x storage cupboard

W/C

w/c, wash hand basin, tiled splash backs

Lounge

13'8 x 11'7 (4.17m x 3.53m)

Quality flooring, radiator, UPVC windows

Kitchen/diner

136 x 10'8 (41.45m x 3.25m)

Modern wall base units, integrated oven, hob, extractor fan, space for under counter Fridge, stainless steel sink with mixer tap & drainer, UPVC windows, quality flooring, airing cupboard, space for dining room table.

Utility room

8'0 x 6'5 (2.44m x 1.96m)

Wall & base units, space for under counter freezer, plumbed for washing machine, UPVC windows, access to rear

Landing

storage cupboard

Bedroom one

12'3 x 10'5 (3.73m x 3.18m)

UPVC windows, radiator, quality flooring

Bedroom two

10'8 x 10'4 (3.25m x 3.15m)

UPVC windows, radiator, quality flooring, storage cupboard

Bedroom three

9'3 x 7'7 max points (2.82m x 2.31m max points)

Radiator, UPVC windows, quality flooring, storage cupboard

Bathroom

6'8 x 6'0 (2.03m x 1.83m)

Panelled bath with shower over wash hand basin, w/c, UPVC windows, radiator

Externally

To the front elevation is a easy to maintain garden, while to the rear there is a good sized enclosed garden & patio.

Agent notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Non 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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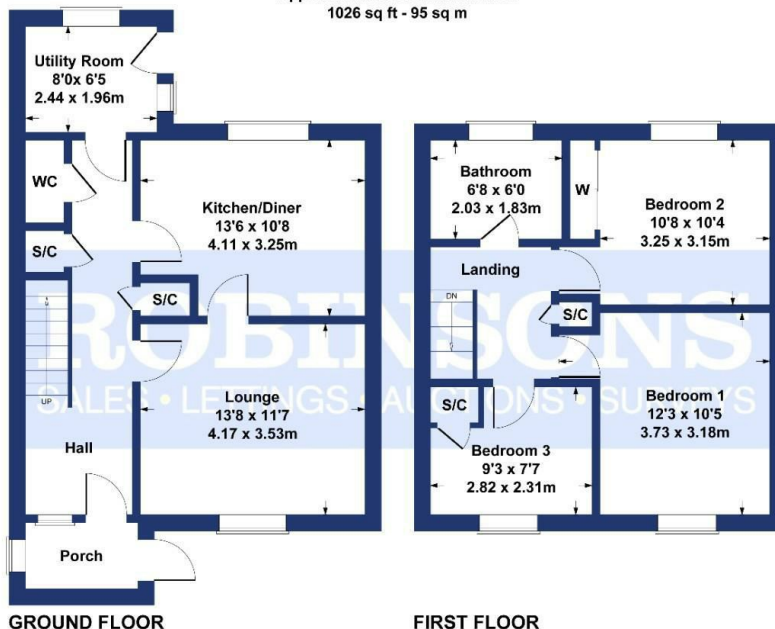
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lyne Road Spennymoor, DL16 7AQ

Approximate Gross Internal Area
1026 sq ft - 95 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	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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