Wood Vue, Spennymoor, DL16 6RF

3 Bed - House - Terraced

£105,000

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Robinsons are pleased to bring to the market this larger-than-average three-bedroom terraced property, offered with no onward chain and located on Wood Vue, Spennymoor. The property is ideally positioned for easy access to Spennymoor town centre, local schools and amenities, and is well suited for commuters travelling to Durham City, Darlington and Teesside. In our opinion, this property would appeal to a wide range of purchasers, including first-time buyers and property investors. The home benefits from UPVC double glazing and gas central heating throughout.

The internal accommodation briefly comprises a spacious entrance hallway providing access to the lounge and an open-plan kitchen/dining room, along with a useful utility room. To the first floor are three good-sized bedrooms and a family bathroom. Externally, the property features a garden to the front elevation, while to the rear there is a generous garden with patio area, ideal for outdoor use.

EPC Rating: TBC
Council Tax Band: A

Hallway
Staircase to first floor and radiator

Lounge
13'1 x 12'9 (3.99m x 3.89m)
Electric Fire & Surround, Upvc window, radiator

Kitchen/Diner
19'5 x 10'7 max points (5.92m x 3.23m max points)
Modern wall and base units, integrated oven and hob, extractor fan, stainless steel sink with mixer tap and drainer, quality flooring, space for fridge freezer, space for dining table, upvc window, radiator and tiled splash backs.

Utility Area
8'9 x 4'2 (2.67m x 1.27m)
Plumbing for automatic washing machine, radiator and upvc window

Downstairs w/c
w/c, radiator and upvc window

Landing
loft access and storage cupboard

Bedroom One
13'1 x 12'9
Storage cupboard, upvc window and radiator

Bedroom Two
13'1 x 8'8
Upvc window, radiator and storage cupboard

Bedroom Three
10'2 x 9'7 (3.10m x 2.92m)
Upvc, radiator and storage cupboard

Bathroom
8'1 x 5'5
White panelled bath with shower over, wash hand basin, tiled splashed backs, w/c, upvc window and radiator

Externally
To the front elevation is an easy to maintain forecourt, whilst to the rear there is a good sized enclosed garden and patio

Agents Notes

Council Tax: Durham County Council, Band A
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.

OUR SERVICES

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Surveys and EPCs

Property Auctions

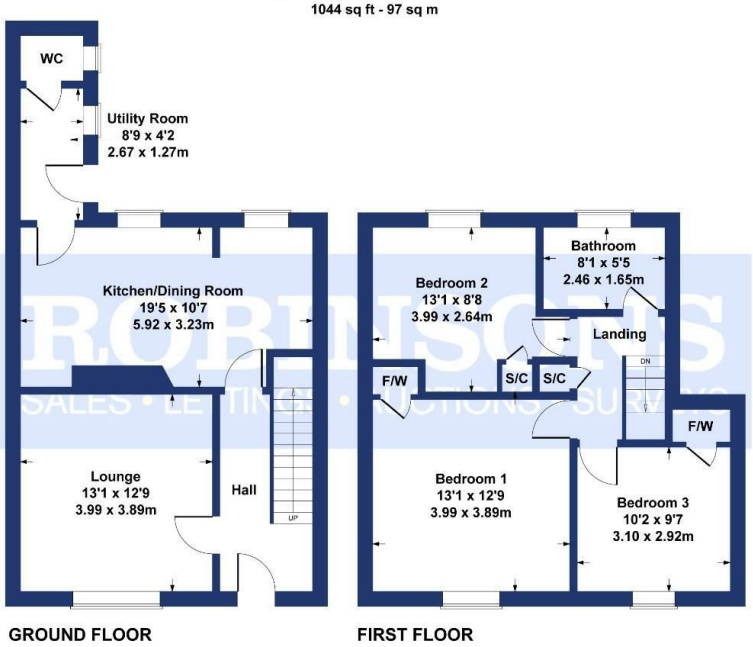
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wood Vue

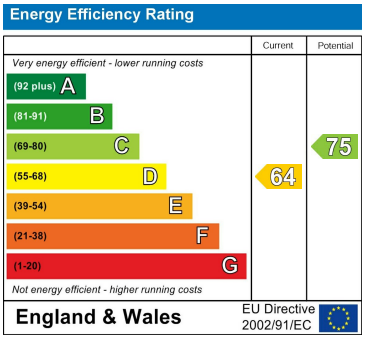
Approximate Gross Internal Area
1044 sq ft - 97 sq m



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.