



Oxclose Crescent, Spennymoor, DL16 6RS
3 Bed - House - Semi-Detached
O.I.R.O £134,950

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Robinsons are delighted to offer to the market this beautifully presented three-bedroom semi-detached family home, situated in the popular residential location of Oxclose Crescent, just a short distance from Spennymoor town centre. The property is also ideally positioned for commuters, with excellent transport links and easy access to the A1(M) and A19.

This stunning home boasts an impressive range of features, including recently installed uPVC double glazing throughout, a modern combination boiler, a stylish kitchen/dining room, a contemporary shower room, three well-proportioned bedrooms, ample off-road parking, and a pleasant rear garden. Given the quality and location of this property, early viewing is highly recommended to avoid disappointment.

Briefly comprising: an inviting entrance hallway, a spacious lounge, a stunning kitchen/dining room, and a useful utility room. To the first floor, a landing provides access to three generously sized bedrooms, all benefiting from built-in storage, while a beautiful shower room completes the accommodation.

Externally, the property enjoys a large patterned concrete driveway to the front, providing ample off-road parking. To the rear is a pleasant, low-maintenance garden, ideal for relaxing and entertaining.

EPC Rating - C
Council Tax Band - A

Hallway

Wood effect flooring, radiator, storage cupboard, stairs to first floor.

Lounge

13'1 x 12 '0 (3.99m x 3.66m '0.00m)

Upvc windows, radiator, wood effect flooring, feature fire and surround.

Kitchen / Diner

19'5 x 10'3 (5.92m x 3.12m)

Stunning wall and base units, integrated fridge and freezer & freezer, space for range oven, quality worktops with large inset sink with mixer tap, tiled splash backs, Upvc windows. radiator, space for dining room table, quality flooring, storage cupboard housing the recently fitted combination boiler.

Utility Room

8'7 x 4'7 (2.62m x 1.40m)

Plumbed for washing machine, radiator, space for dryer, Upvc window, access to rear garden.

Landing

Loft Access, Upvc window.

Bedroom One

12'0 x 10'3 (3.66m x 3.12m)

Upvc window, radiator, fitted wardrobes, storage cupboard.

Bedroom Two

13'6 x 8'6 (4.11m x 2.59m)

Upvc window, radiator, fitted wardrobes, storage cupboard.

Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)

Upvc window, radiator, storage cupboard.

Shower Room

Stunning fully tiled suite, with large walk in shower, wash hand basin, W/C, Upvc windows, feature radiator.

Externally

To the front elevation is a large patterned concrete driveway, while to the rear there is a pleasant and easy to maintain garden.

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>

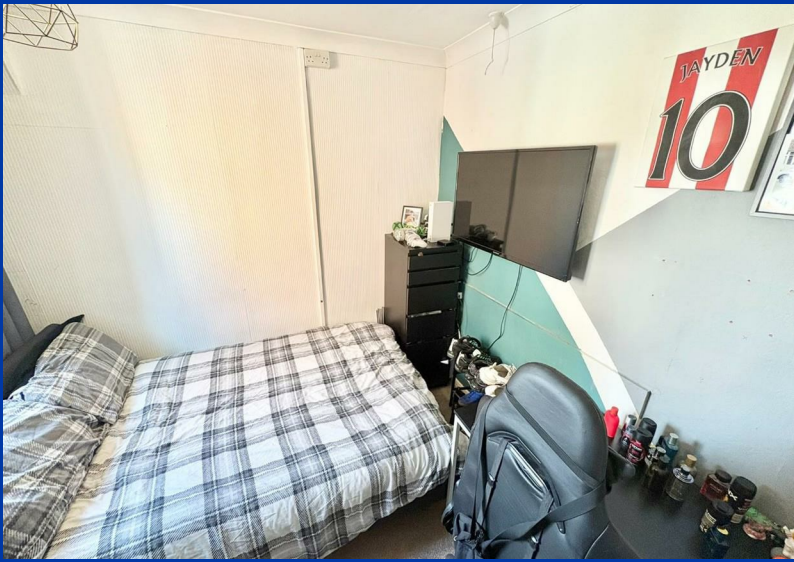
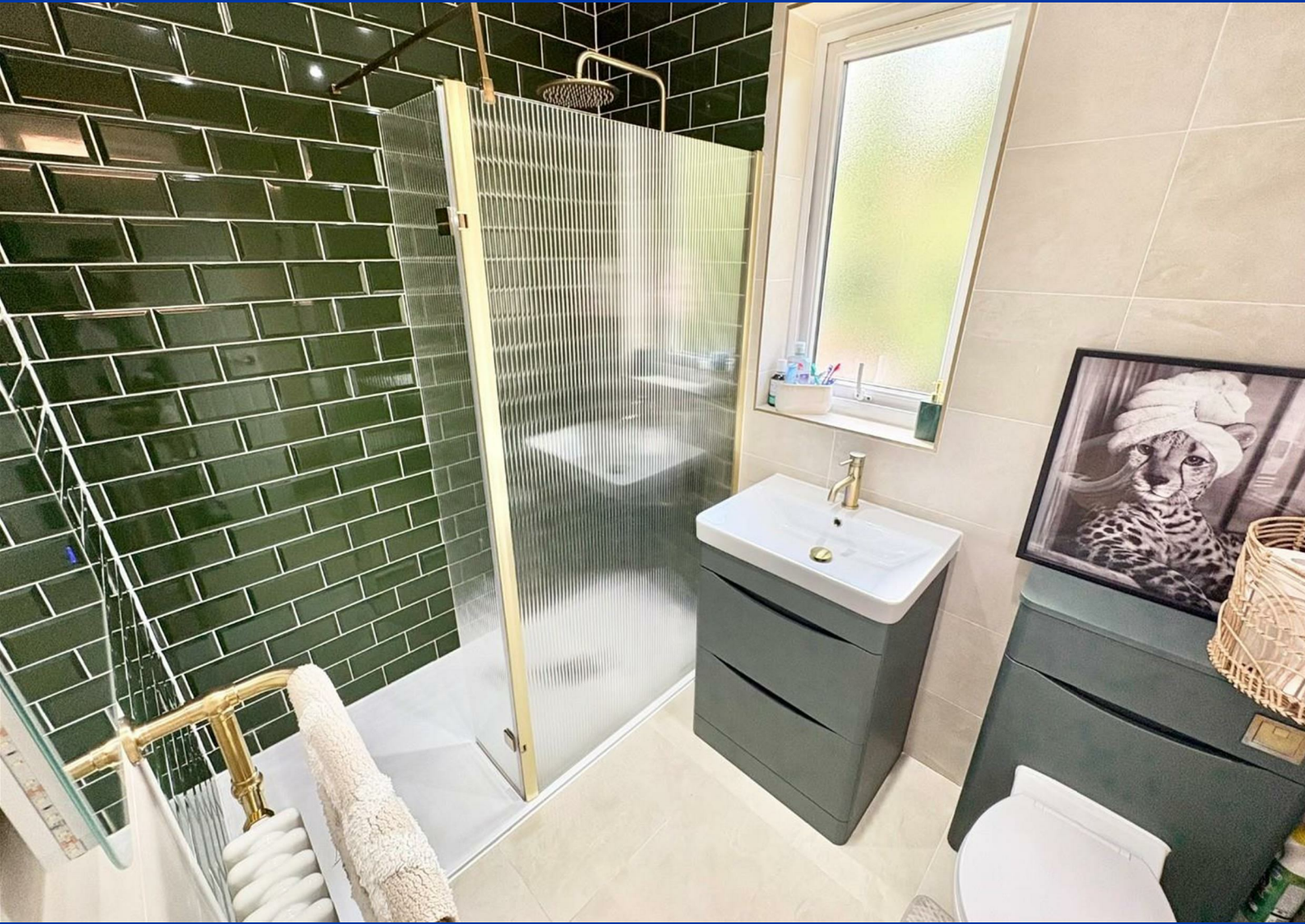
Protected Trees – None known

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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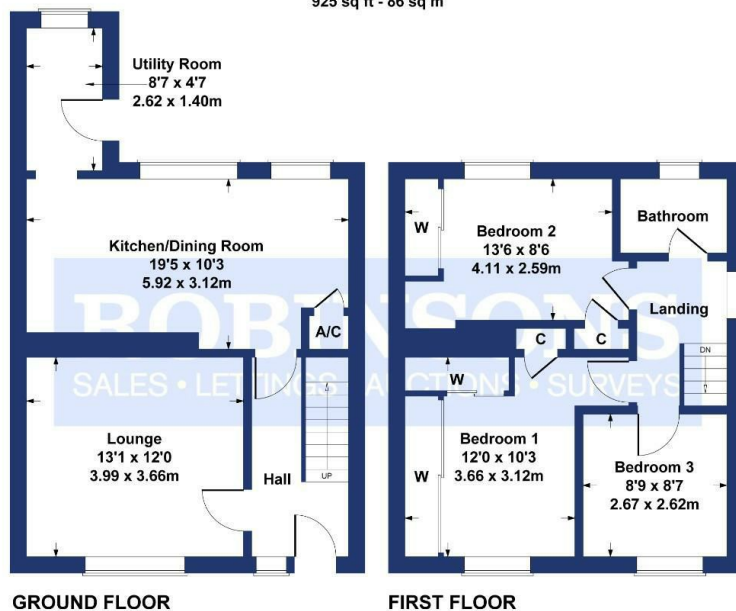
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oxclose Crescent

Approximate Gross Internal Area
925 sq ft - 86 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

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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.



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