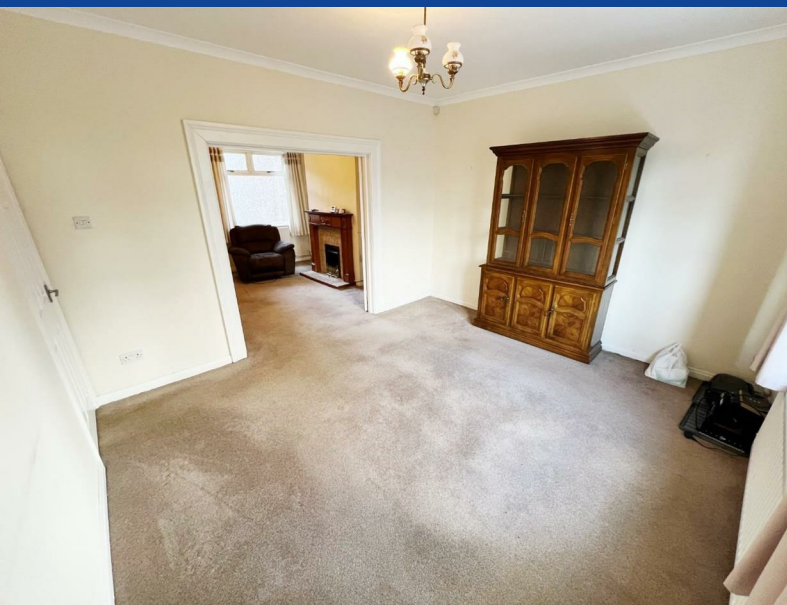




Clyde Terrace, Spennymoor, DL16 7SG
3 Bed - House - Mid Terrace
Asking Price £99,500

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Robinsons are delighted to bring to the market this well presented and spacious three bedroom terraced family home, ideally situated on the ever popular Clyde Terrace. The property is conveniently located just a short walk from local shops, schools and regular bus services, and is within easy reach of Spennymoor town centre, which offers a wider range of shopping and leisure amenities. This attractive home offers a wealth of appealing features, including no onward chain, a spacious lounge, a separate dining room, a good sized fitted kitchen, and three generously proportioned bedrooms. Further benefits include UPVC double glazing, gas central heating, and a car port to the rear. In our opinion, the property would appeal to a wide range of buyers, including first-time purchasers and growing families alike.

The accommodation briefly comprises: entrance hallway, spacious lounge, separate dining room, and fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a well-presented wet room. Externally, the property benefits from a front forecourt garden and an enclosed rear yard, which is currently used as a car port. Early viewing is strongly advised to avoid disappointment.

EPC Rating: D
Council Tax Band: A

Hallway

Radiator, Stairs to first floor

Lounge

14'0 x 12'1 max points (4.27m x 3.68m max points)
UPVC windows, radiator, storage cupboard

Dining room

13'3 x 11'7 (4.04m x 3.53m)
UPVC bay window, radiator

Kitchen

16'0 x 6'9 (4.88m x 2.06m)
Wall & base units, integrated oven, hob, sink with mixer tap & drainer , plumbed for washing machine, UPVC windows, space for under counter fridge/freezer, tiled flooring & splash backs

Landing

UPVC windows, loft access

Bedroom One

12'7 x 10'8 (3.84m x 3.25m)
UPVC windows, radiator

Bedroom Two

11'3 x 10'7 (3.43m x 3.23m)
UPVC windows, radiator

Bedroom Three

9'6 x 5'9 (2.90m x 1.75m)
UPVC windows, radiators

Wet Room

8'8 x 6'9 (2.64m x 2.06m)
Shower, wash hand basin, w/c, UPVC windows , tiled splash backs, airing cupboard, extractor fan

Externally

To the front elevation is an easy to maintain forecourt while to the rear there is a large enclosed yard used as a carport.

Agent 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 – yes

Probate –yes

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



OUR SERVICES

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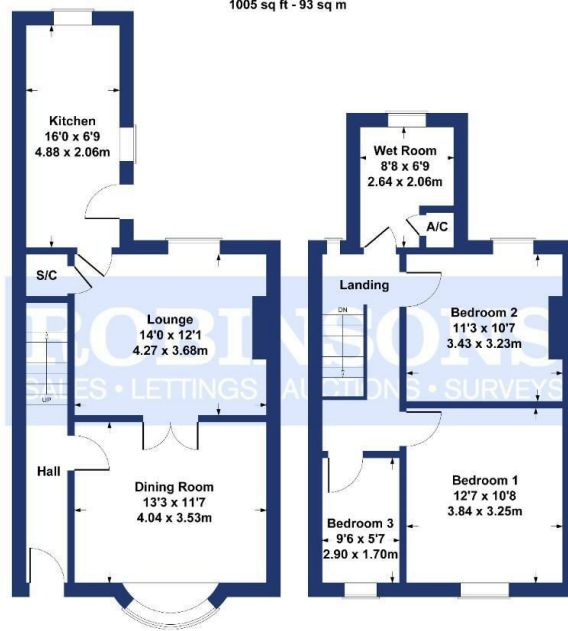
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Clyde Terrace Spennymoor, Spennymoor, DL16 7SG

Approximate Gross Internal Area
1005 sq ft - 93 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
England & Wales	EU Directive 2002/91/EC	

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E: info@robinsonswynyrd.co.uk

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.



RICS



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