



Ripley Close, Spennymoor, DL16 7FJ
3 Bed - House - End Terrace
Asking Price £179,950

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WOW – ATTENTION FIRST-TIME BUYERS!

Robinsons are thrilled to present to the market this beautifully presented three-bedroom end-link home, which is a true credit to its current owners for the exceptional standard of style and finish throughout. Situated on the highly sought-after Burton Woods development, built by Barratt Homes, this property offers modern living in a prime and popular location.

Early viewing is strongly recommended to fully appreciate the quality of the accommodation on offer, which includes numerous upgrades throughout. The home is ideally positioned for convenient access to Spennymoor Town Centre, a range of local amenities, and excellent transport links to Durham City, Darlington and Teesside. The property benefits from a stunning kitchen, a modern bathroom suite, a spacious lounge, low-maintenance gardens, off-street parking, a garage, UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, a cloakroom/WC, a spacious lounge and a superb kitchen/dining room with integrated cooking facilities. To the first floor there are three bedrooms, an en-suite to the main bedroom and an attractive modern white family bathroom. Externally, the property enjoys front and side gardens that are perfect for entertaining guests, and beyond the private garden there is a garage and driveway providing excellent parking options.

EPC Rating - B
Council Tax Band - C

Hallway

Radiator, storage cupboard, stairs to first floor.

W/C

W/C, wash hand basin, radiator, extractor fan.

Lounge

16'2 x 10'1 (4.93m x 3.07m)

Upvc windows, radiator.

Kitchen / Diner

16'1 x 10'3 (4.90m x 3.12m)

Morden wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge / freezer, space for dining room table, French doors leading to rear.

Landing

Loft Access, radiator.

Bedroom One

11'4 x 12'8 (3.45m x 3.86m)

Fitted wardrobes, radiator, Upvc windows.

Ensuite

Double Shower cubicle, wash hand basin, w/c, Upvc window, extractor fan, radiator.

Bedroom Two

12'3 x 10'2 max points (3.73m x 3.10m max points)

Upvc window, radiator, storage cupboard.

Bedroom Three

7'2 x 6'8 (2.18m x 2.03m)

Upvc window, radiator.

Bathroom

7'6 x 6'7 (2.29m x 2.01m)

White panelled bath, wash hand basin, W/C, tiled splash backs, Upvc window, radiator.

Externally

To the front elevation is a easy to maintain garden, while to the rear there is a good sized enclosed garden and patio which gives access to a driveway and garage which has the added bonus of a electric car charging point, the garage also has lighting.

Agents Notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Estate Management - Green approx £110 PA

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 metered

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 – shared access to driveway.

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>

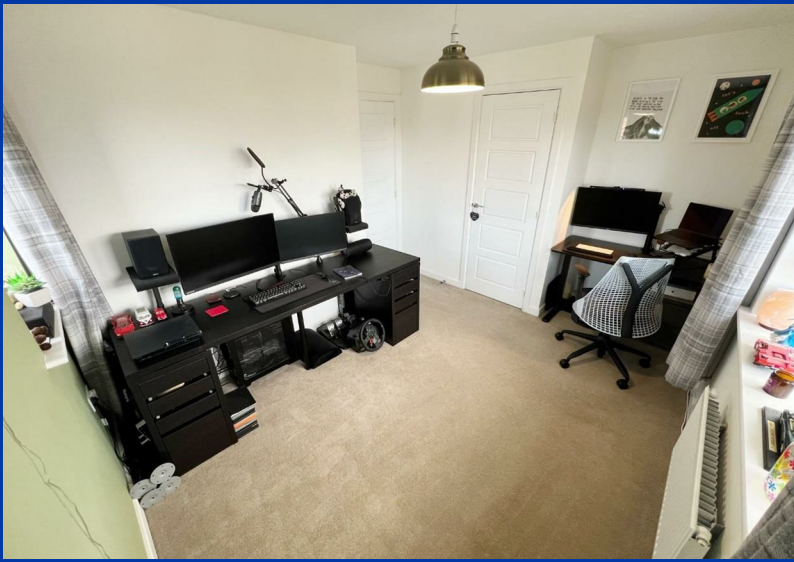
Protected Trees – None known

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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Ripley Close

Approximate Gross Internal Area
902 sq ft - 84 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		
EU Directive 2002/91/EC		
England & Wales		

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1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

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.



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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk