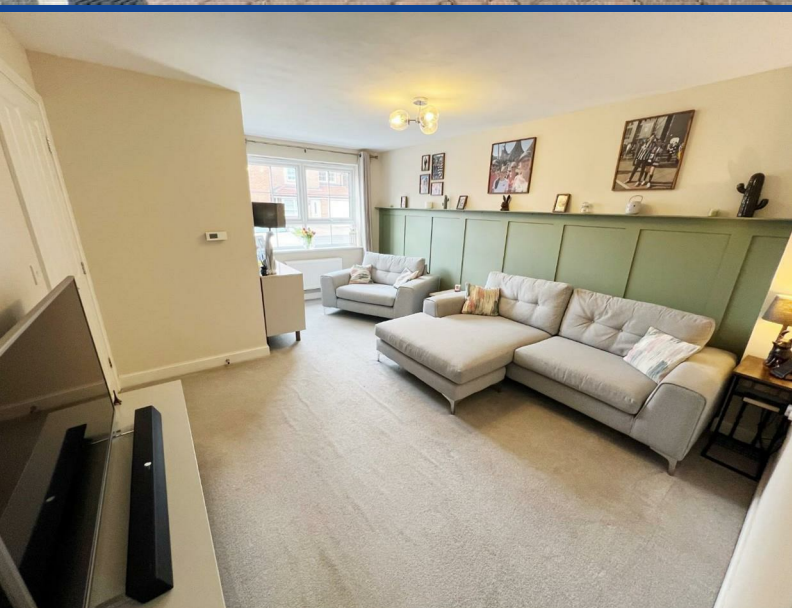




Claude Road, Spennymoor, DL16 7GR
3 Bed - House - Mid Terrace
£147,500

ROBINSONS
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Robinsons are delighted to offer for sale this superb three-bedroom mid-terraced home, pleasantly positioned on the edge of Merrington Park. The property is a true credit to its current owners, having been maintained to an immaculate standard throughout.

Located within a modern residential development on the outskirts of Spennymoor, the home enjoys convenient access to the town centre, which offers a wide range of shopping and leisure amenities. Early viewing is highly recommended to avoid disappointment. Built by Barratt Homes to their well-regarded high-quality standards, the property provides excellent family-sized accommodation and benefits from gas central heating and uPVC double glazing. A standout feature of the home is the impressive open-plan kitchen/dining room, complete with French doors that open onto the rear garden which is ideal for modern family living and entertaining.

The accommodation briefly comprises: entrance hallway, cloakroom/WC, spacious lounge, and a contemporary dining kitchen. To the first floor, there is a landing leading to the master bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern three-piece family bathroom. Externally, the property benefits from off-street parking for multiple vehicles via a double driveway, along with an enclosed rear garden, primarily laid to lawn. Early viewing is strongly advised to fully appreciate the size, presentation, aspect, and overall charm of this beautiful home.

EPC Rating B
Council Tax Band B

Hallway

Radiator, staircase to first floor

Downstairs cloaks w/c

Wash hand basin, WC, radiator and extractor fan

Lounge

16'2 x 11'9 (4.93m x 3.58m)

Upvc window and radiator

Kitchen/Diner

15'1 x 10'5 (4.60m x 3.18m)

Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, stainless steel sink with mixer tap and drainer, radiator, upvc window, space for dining table, storage cupboard, french doors leading to rear

Landing

Radiator, loft access and storage cupboard

Bedroom One

13'5 x 8'5 max points (4.09m x 2.57m max points)

Upvc window, radiator

En-suite

Shower cubicle, wash hand basin, w/c, extractor fan and radiator

Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

Upvc window and radiator

Bedroom three

8'7 x 6'3

Upvc window and radiator

Family Bathroom

White panelled bath, wash hand basin, w/c, tiled splash backs, upvc window, radiator and extractor fan

Externally

To the front elevation is a double block paved driveway, whilst to the rear there is a good sized garden and patio area

Agent Notes

Council Tax: Durham County Council, Band B

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.



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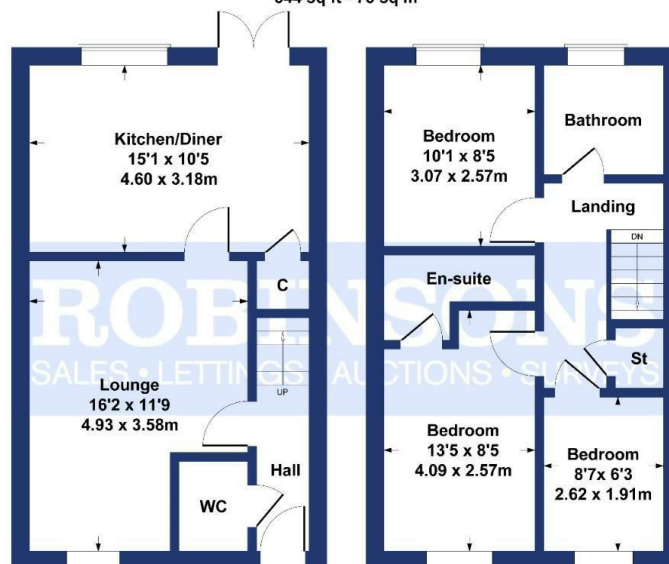
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Claude Road

Approximate Gross Internal Area
844 sq ft - 78 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		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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