

Mayfields, Spennymoor, DL16 6RP
3 Bed - House - Semi-Detached
£145,000

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We are pleased to bring to the market this beautifully presented and pleasantly situated three-bedroom semi-detached home, located on the ever-popular Greenways Estate. Ideally positioned less than a ten-minute walk from the town centre and a wide range of local amenities, the property offers both convenience and comfort in a sought-after residential setting. Internally, the home features a spacious and well-proportioned layout throughout. It enjoys an open aspect to the front and is not directly overlooked at the rear, providing a sense of privacy. The property benefits from UPVC double glazing and gas central heating.

The ground floor comprises a welcoming entrance hallway, a generously sized lounge, and a stylish dining kitchen fitted with white high-gloss units, leading to a rear hallway. Upstairs, there are three well-proportioned bedrooms, with the master bedroom featuring built-in wardrobes. A beautifully finished shower room and a separate WC complete the first-floor accommodation. Externally, the property boasts a front garden, a recently installed block-paved rear garden ideal for outdoor entertaining, and a larger-than-average garage offering excellent storage or parking space.

EPC Rating C
Council Tax Band B

Porch

Radiator, Upvc Window.

Lounge

17'9 x 12'0 (5.41m x 3.66m)

Radiator, Upvc Windows, electric fire.

Kitchen / Diner

17'9 x 7'8 (5.41m x 2.34m)

Morden wall and base units, integrated oven, hob, extractor fan, space for fridge and freezer, space for dining room table, tiled flooring, Radiator, Upvc Window, sink with mixer tap and drainer.

Rear Lobby

Tiled flooring, storage cupboard, access to the rear.

Landing

Loft access, Airing cupboard.

Bedroom One

11'9 x 11'6 max points (3.58m x 3.51m max points)

Fitted wardrobes, storage cupboard, radiator, Upvc Window and stylish flooring.

Bedroom Two

11'6 x 7'8 (3.51m x 2.34m)

Radiator, Upvc Window, storage cupboard.

Bedroom Three

8'7 x 6'9 (2.62m x 2.06m)

Radiator, Upvc Window.

Shower room

Shower cubicle, wash hand basin, heated towel rail, Upvc window.

W/C

W/c and Upvc window.

Externally

To the front elevation is a easy to maintain garden, which over looks a pleasant green area, while to the rear there is a lovely enclosed garden and block paved patio, which gives access to a driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 34Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,987.95 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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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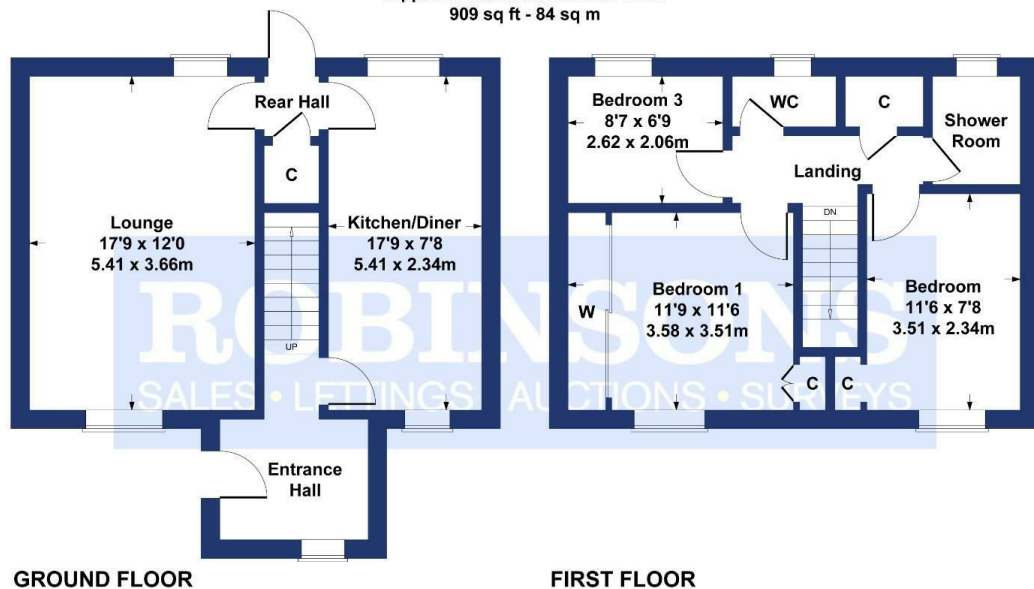
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mayfields

Approximate Gross Internal Area
909 sq ft - 84 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. 2025

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (91-95) | B | | |
| (81-90) | C | | |
| (69-80) | D | | |
| (55-68) | E | | |
| (43-54) | F | | |
| (31-42) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 69 | 82 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (91-95) | B | | |
| (81-90) | C | | |
| (69-80) | D | | |
| (55-68) | E | | |
| (43-54) | F | | |
| (31-42) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |

DURHAM

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@wynyardfineandcountry.co.uk

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