

Grasmere, Spennymoor, DL16 6TX
3 Bed - House - Link Detached
£179,950

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Robinsons are delighted to present to the market this attractive and well-maintained three-bedroom link-detached home, pleasantly situated within a sought-after cul-de-sac. Offering generous living space and excellent external features, including gardens to both the front and rear, a driveway, and a double-length garage, this property is ideal for a range of buyers. The home benefits from a spacious lounge/dining room, a well-appointed kitchen with integrated appliances and breakfast bar, and a modern family bathroom. Further advantages include gas central heating and uPVC double glazing throughout, the property also benefits from solar panels, ensuring comfort and efficiency.

Internally, the accommodation briefly comprises: entrance porch leading into a welcoming hallway, a bright and airy lounge/dining area with patio doors opening onto the rear garden—perfect for both relaxing and entertaining—and a stylish fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a lawned front garden, a block-paved driveway providing ample off-road parking, and access to a double-length garage. To the rear, there is a private enclosed garden featuring both patio and lawned areas, ideal for outdoor living. Conveniently located close to local schools, transport links, and Spennymoor town centre, this fantastic home offers a perfect blend of space, style, and practicality. Early viewing is highly recommended to fully appreciate what this property has to offer.

EPC Rating: D
Council Tax Band: C

Porch

Access to Hall

Hallway

Radiator, Stairs to first floor.

Lounge / Diner

23'6 x 10 (7.16m x 3.05m)

Upvc window, radiator, space for dining room table, Upvc patio doors leading to the rear.

Kitchen

13'5 x 7'4 (4.09m x 2.24m)

Wall and base units, integrated oven, hob, extractor fan, fridge, sink with mixer tap and drainer, tiled splash backs, chrome towel radiator, storage cupboard, breakfast bar.

Landing

Loft access, Upvc window. storage cupboard.

Bedroom One

11'6 x 10'1 + robes (3.51m x 3.07m + robes)

Fitted wardrobes, radiator, Upvc window.

Bedroom Two

10'6 x 11'4 + robes (3.20m x 3.45m + robes)

Fitted wardrobes, radiator, Upvc window.

Bedroom Three

8'7 x 7'7 (2.62m x 2.31m)

Airing cupboard, Upvc window, radiator.

Bathroom

Panned bath with shower over, wash hand basin, W/C, chrome towel radiator, Upvc window.

Externally

To the front elevation is good sized garden, and block paved driveway which leads to a double length garage, while to the rear there is a good sized enclosed garden and block paved patio.

Garage

8'5 x 29'2 (2.57m x 8.89m)

Power, electric roller shutter door, lighting, plumbed for washing machine, space for dryer, sink, storage cupboard, access to rear garden.

Agents Notes

Council Tax: Durham County Council, Band C approx. £2374.63 p.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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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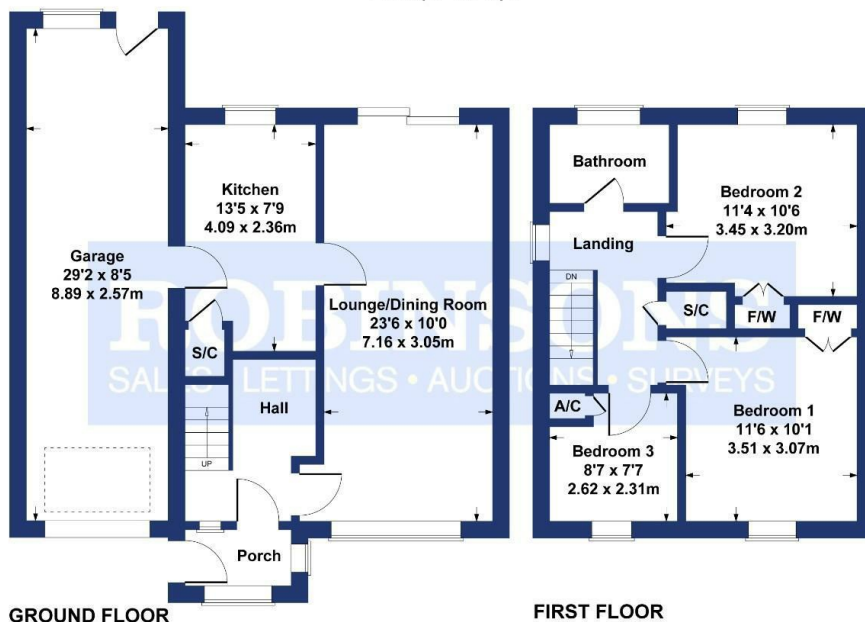
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Grasmere
Approximate Gross Internal Area
1151 sq ft - 107 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	76
(55-68) D	
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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