



Heath Road, DL16 7DT
2 Bed - House - End Terrace
Asking Price £79,950

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Robinsons are delighted to bring to the market this spacious two-bedroom semi-detached home, occupying a generous corner plot with attractive gardens to the front and side, as well as an extensive block-paved driveway offering excellent off-street parking.

Superbly positioned on the corner of Heath Road, the property is set within a popular residential area just a short walk from local shops, schools for all ages, and regular bus services to Spennymoor Town Centre, approximately one mile away.

Beautifully presented throughout, the home has been modernised to a high standard, featuring a contemporary kitchen and bathroom, along with the added benefits of gas central heating and uPVC double glazing.

The accommodation briefly comprises: welcoming entrance hall, spacious lounge, and a large modern kitchen/dining room with integrated appliances. To the first floor are two double bedrooms and a stylish modern bathroom/WC fitted with a white suite.

In our opinion, this property is competitively priced to encourage a quick sale, and early viewing is highly recommended.

EPC Rating: TBC
Council Tax Band: A

Hallway

Radiator, Stairs to first floor.

Lounge

14'5 x 10'6 max points (4.39m x 3.20m max points)
Upvc windows, radiator, electric fire and surround

Kitchen / Diner

14'4 x 14'1 max points (4.37m x 4.29m max points)
Morden wall and base units, integrated oven, hob extractor fan, plumbed for washing machine, hot point sink with drainer and mixer tap, tiled splash backs, wood effect flooring, radiator, three Upvc windows, built in dining room table, storage cupboard, side access.

Landing

Access to bedrooms and bathroom

Bedroom One

14'5 x 10'7 (4.39m x 3.23m)
Upvc window, radiator, storage cupboard.

Bedroom Two

11'3 x 11'0 (3.43m x 3.35m)
Fitted wardrobes, radiator, Upvc window, storage cupboard.

Bathroom

Bath with shower over, wash hand basin, W/C, tiled flooring, tiled splash backs, Upvc windows and radiator.

Externally

To the front elevation is a long block paved driveway and easy to maintain garden which wraps around the left hand side of the property

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 – 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	67
(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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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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