



Grayson Road, Spennymoor, DL16 7AB
3 Bed - House - Semi-Detached
Asking Price £179,950

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Beautifully presented throughout and highly recommended for viewing, Robinsons are delighted to offer to the market this immaculate and spacious three-bedroom semi-detached home, a true credit to its current owner. Finished to an exceptional standard, the property is sure to impress even the most discerning buyer.

Perfectly suited to first-time buyers and growing families alike, the home occupies a pleasant position on the ever-popular Grayson Road. Conveniently located close to Spennymoor Town Centre, residents enjoy easy access to a wide range of shopping, leisure and educational facilities, together with excellent transport links to Durham, Darlington and surrounding areas. Further benefits include a stylish fitted kitchen, a modern family bathroom, off-road parking, garage, UPVC double glazing, gas central heating, and an impressive, generously sized rear garden.

The well-planned accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge featuring a charming multi-fuel stove, and a superb open-plan kitchen/dining room ideal for modern family living and entertaining. To the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom.

Externally, the property enjoys a low-maintenance front garden and a substantial driveway providing ample off-road parking, which leads to the detached garage at the rear. The enclosed rear garden is a particular feature of the property, offering an extensive lawn and attractive patio area, creating the perfect setting for outdoor dining, relaxation and entertaining.

EPC Rating - TBC
Council Tax - C

Porch

Tiled flooring, Upvc windows.

Hallway

Wood effect flooring, radiator, Upvc window, stairs to first floor.

Lounge

15'2 x 11'8 max point (4.62m x 3.56m max point)

Upvc bay window, wood effect flooring, Multi fuel stove

Kitchen / Diner

17'1 x 14'9 (5.21m x 4.50m)

Stunning wall and base units, integrated oven, hob, extractor fan, fridge / freezer, microwave, washing machine, central island, ceramic sink with mixer tap and drainer, feature radiator, Upvc windows, storage cupboard, breakfast bar, spot light, French doors leading to rear.

Landing

Quality flooring, Upvc window, loft access via pull down ladder.

Bedroom One

11'8 x 11'6 (3.56m x 3.51m)

Upvc window, quality flooring, radiator.

Bedroom Two

11'9 x 11'8 max points (3.58m x 3.56m max points)

Upvc window, quality flooring, radiator.

Bedroom Three

6'9 x 6'5 max points (2.06m x 1.96m max points)

Upvc window, quality flooring, radiator.

Bathroom

Stunning free standing bath with shower over, wash hand basin, W/C, tiled flooring, cast iron radiator, Upvc window, extractor fan.

Externally

To the front elevation is a easy to maintain garden and long driveway which leads to a garage, while to the rear there is a beautiful enclosed garden and patio.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not 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 – NA

Probate – granted

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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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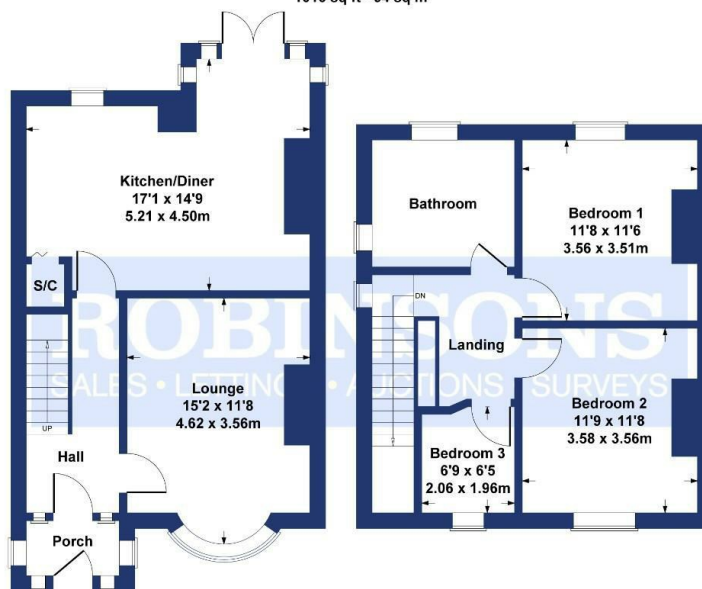
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Grayson Road
Approximate Gross Internal Area
1016 sq ft - 94 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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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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