



Vyners Close, Spennymoor, DL16 7HB
2 Bed - Bungalow - Semi Detached
Reduced £179,950

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A rare opportunity to acquire this stunning TWO BEDROOM SEMI-DETACHED BUNGALOW situated in this sought after location of Vyners close and sitting on a beautiful and good sized plot, we are sure this property is sure to impress and early viewing is advised to avoid any disappointment. This beautiful bungalow is situated on the outskirts of Spennymoor, the town centre is approximately a ten to fifteen minute walk away where you will find a wide range of local shops, schools and amenities and leisure centre. The property is also ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. This beautiful bungalow has an endless amount of benefits and some of its key features are; ample living space, lovely outlook to rear, two good sized bedrooms, well presented kitchen and shower room, off road parking, large garden, UPVC double glazing and gas central heating. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance hallway, spacious lounge with feature gas fire, separate dining room good sized modern white kitchen, conservatory, two double bedrooms and shower room. Externally to the front elevation is a easy to maintain lawn and driveway which leads to the large garden and garage/workshop.

EPC Rating D
Council Tax Band B

Hallway

Radiator, storage cupboard.

Lounge

13'8 x 11'4 + bay (4.17m x 3.45m + bay)

UPVC bay window, radiator, gas fire and surround.

Dining Room

11'4 x 10'2 max points (3.45m x 3.10m max points)

UPVC window, radiator, storage cupboard.

Kitchen

13'2 x 7'0 (4.01m x 2.13m)

Modern white wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, tiled splashbacks.

Sunroom

13'4 x 6'4 (4.06m x 1.93m)

UPVC window, radiator, access to rear garden.

Bedroom One

11'4 x 10'8 max points (3.45m x 3.25m max points)

UPVC window, radiator, lovely outlook.

Bedroom Two

11'3 x 10'8 + bay (3.43m x 3.25m + bay)

UPVC bay window, radiator.

Shower Room

Fully tiled suite, shower cubicle, wash hand basin, W/C, radiator, uPVC window, extractor fan.

Externally

To the front elevation is an easy to maintain garden and long driveway which leads to a garage. While to the rear, there is a good sized enclosed garden which is mostly laid to lawn.

Garage

34'8 x 11'7 (10.57m x 3.35m; 2.13m)

Currently used as a workshop and storage. Power and lighting.

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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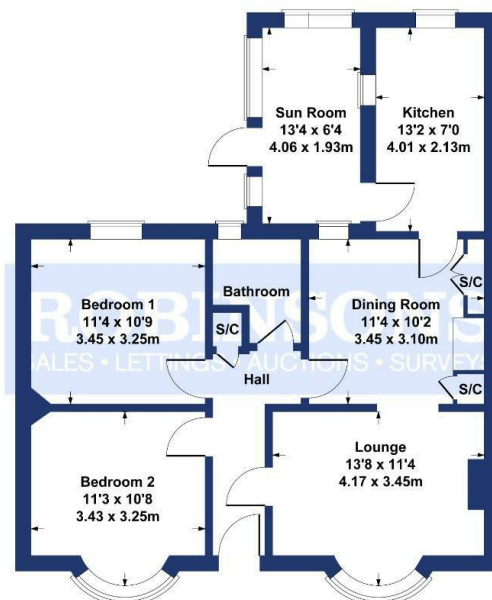
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Sunningdale, Vyners Close

Approximate Gross Internal Area
811 sq ft - 75 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		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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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