



**Half Moon Lane, Spennymoor, DL16 6HQ**  
**3 Bed - House - Mid Terrace**  
**£79,950**

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Attention first time buyers! A lovely opportunity to acquire this superbly presented THREE BEDROOMED MID TERRACED HOUSE which since the owner purchased the property has undergone an impressive refurbishment program. This lovely home is a credit to its current owners and is immaculate throughout, viewers will certainly be impressed. The property benefits from UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING, stylish kitchen and modern bathrooms, tastefully decorated throughout making it ready to move into and a perfect buy for any first-time buyer. The property is ideally located for local shops schools and amenities which lie approximately 1 mile away and ideally placed for the commuter travelling to Durham City, Darlington and Teesside. The A1 and A19 are within close proximity providing good transport links to other parts of the region. In more detail the accommodation comprises:-

The property briefly comprises of; ENTRANCE, HALLWAY, LOUNGE with feature UPVC BAY WINDOW, separate DINING ROOM, ATTRACTIVE DOVE GREY KITCHEN which has a range of modern and stylish wall and base unit along with integrated appliances, whilst to the first floor is an ULTRA MODERN BATHROOM with a white SUITE and THREE GOOD SIZED BEDROOMS. EXTERNALLY to the front elevation is an easy to maintain forecourt while to the rear there is a well-maintained YARD which overlooks a pleasant green. In more detail the accommodation briefly comprises -

EPC Rating D  
Council Tax Band A

### Hallway

Radiator, new flooring, stairs to the first floor.

### Lounge

12'6 x 12'8 max points (3.81m x 3.86m max points )  
Quality flooring, radiator, uPVC bay window.

### Dining Room

14'2 x 13'0 max points (4.32m x 3.96m max points)  
Quality flooring, radiator, uPVC window, storage cupboard.

### Kitchen

17'0 x 5'9 max points (5.18m x 1.75m max points)  
Modern Dove Grey wall and base units, gas cooker point, plumbed for washing machine, stylish flooring, stainless steel sink with mixer tap and drainer, space for fridge freezer. radiator, uPVC window, extractor fan.

### Landing

New flooring, radiator, loft access, storage cupboard.

### Bedroom One

13'2 x 10'3 max points (4.01m x 3.12m max points)  
UPVC window, radiator, new flooring, pleasant outlook to the rear.

### Bedroom Two

14'0 x 10'2 max points (4.27m x 3.10m max points)  
UPVC bay window, radiator, new flooring.

### Bedroom Three

11'8 x 6'4 (3.56m x 1.93m)  
UPVC window, radiator, new flooring.

### Bathroom

With panelled bath with shower over, wash hand basin, w/c, radiator, uPVC window, extractor fan, airing cupboard, tiled splashbacks.

### Externally

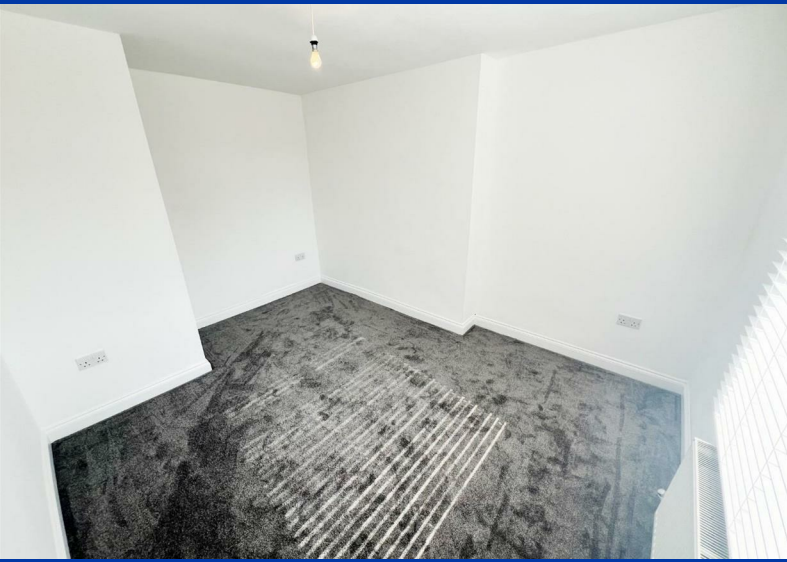
To the front elevation, there is a easy to maintain forecourt. While to the rear, there is an enclosed yard.

### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 9000Mbps  
Mobile Signal/Coverage: Good  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,627.87 p.a  
Energy Rating: D

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.







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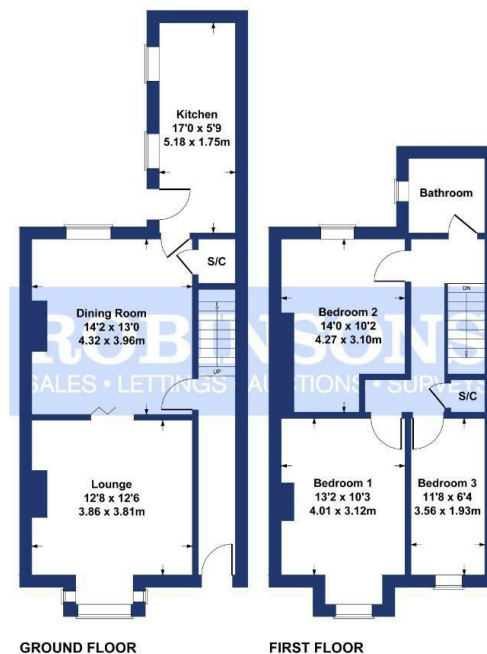
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Half Moon Lane  
Approximate Gross Internal Area  
1067 sq ft - 99 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

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