

Durham Road, Spennymoor, DL16 6SL  
3 Bed - House - Mid Terrace  
Asking Price £99,950

**ROBINSONS**  
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Robinsons are pleased to present to the market this spacious three-bedroom mid-terraced home, ideally situated on Durham Road. Conveniently located just over a ten-minute walk from Spennymoor Town Centre, the property also enjoys excellent transport links to Durham, Darlington, and nearby bus routes, all within easy walking distance. This attractive family home offers a range of appealing features, including a generous lounge, well-presented kitchen and bathroom fittings, and three well-proportioned bedrooms. With so much to offer, early viewing is highly recommended to fully appreciate the space and quality on offer.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room, well-presented kitchen, and a useful utility room. To the first floor, a generous landing leads to three good-sized bedrooms and a well-presented family bathroom suite. Externally, the property benefits from a forecourt to the front, while to the rear there is a good-sized enclosed yard, ideal for outdoor use.

EPC Rating: C  
Council Tax Band: A

#### Hallway

Radiator.

#### Lounge

16'4 x 13'1 (4.98m x 3.99m)

Upvc Bay window, radiator.

#### Dining room

14'8 x 13'1 (4.47m x 3.99m)

Upvc window, radiator.

#### Kitchen

13'2 x 8'3 (4.01m x 2.51m)

Fitted base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, space for fridge / freezer, Upvc windows, tiled splash backs.

#### Utility room

8'4 x 5'5 (2.54m x 1.65m)

Upvc window, plumbed for washing machine, access to rear.

#### Landing

Loft Access and two storage cupboard, there is also space which could be used a small home office.

#### Bedroom One

14'8 x 10'6 max points (4.47m x 3.20m max points)

Upvc window, radiator.

#### Bedroom Two

14'0 x 10'6 (4.27m x 3.20m)

Upvc window, radiator.

#### Bedroom Three

10'6 x 5'8 (3.20m x 1.73m)

Upvc window, radiator.

#### Bathroom

White pannelled bath with shower over, wash hand basin, W/C, Upvc window, radiator, extractor fan.

#### Externally

Externally, the property benefits from a forecourt to the front, while to the rear there is a good-sized enclosed yard, ideal for outdoor use.

#### Agents 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>

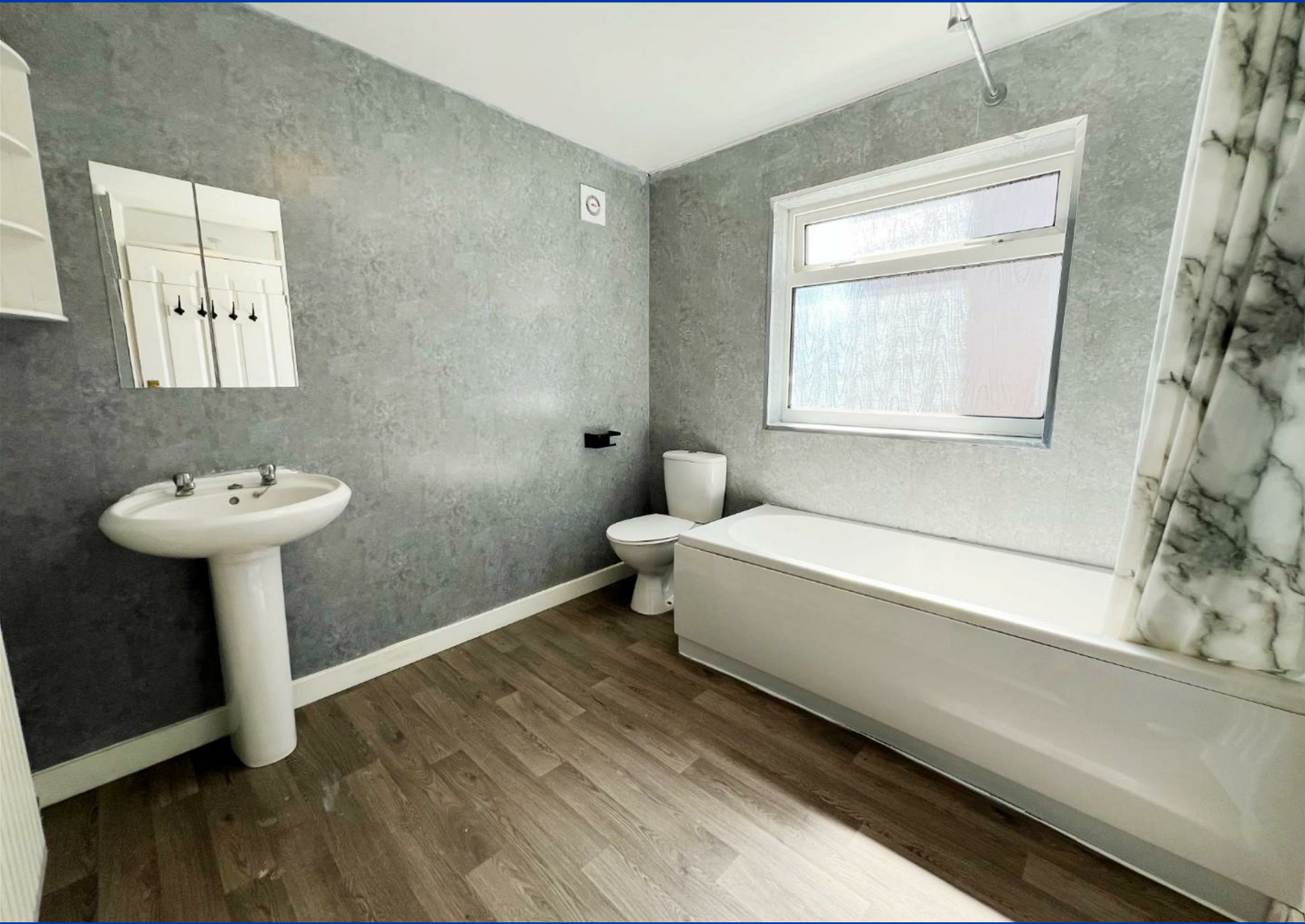
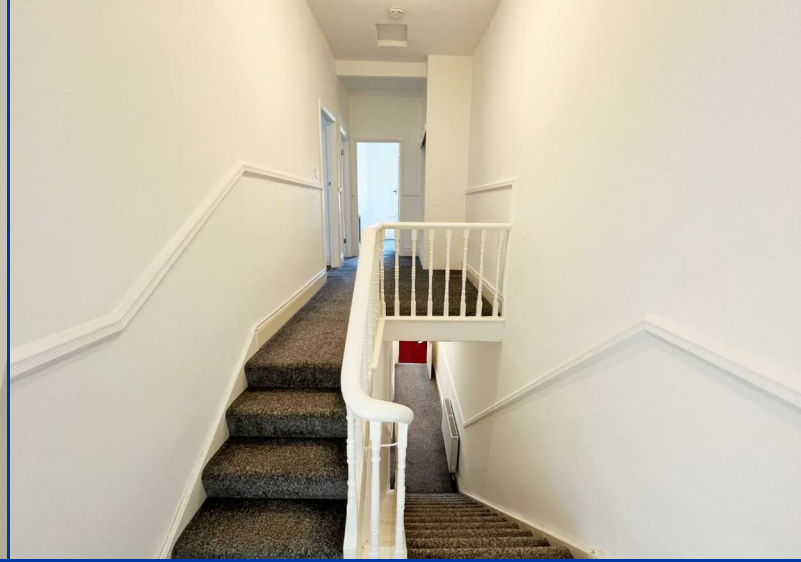
Protected Trees – None known

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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Surveys and EPCs

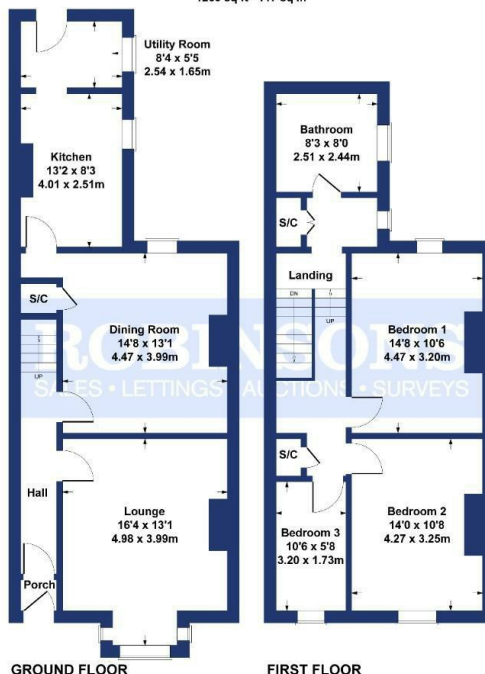
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Road  
Approximate Gross Internal Area  
1260 sq ft - 117 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>79</b>
(55-68) <b>D</b>	<b>69</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

## DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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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