



Glenmere, Spennymoor, DL16 6UR  
2 Bed - House - Semi-Detached  
Asking Price £119,950

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Robinsons are pleased to offer to the market this well-presented two-bedroom semi-detached home, situated in a pleasant cul-de-sac on a popular residential development approximately one mile from Spennymoor town centre. In our opinion, the property would be ideally suited to a young couple or first-time buyer seeking their ideal first home. The property boasts a number of attractive features including generous living space, a sunroom extension, a modern shower room, and low-maintenance gardens. Early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises: entrance porch, hallway, spacious lounge, fitted kitchen, and sunroom extension. To the first floor, a landing provides access to two bedrooms and a contemporary shower room/WC. Externally, the property benefits from an easy-to-maintain front garden and a resin driveway leading to a larger-than-average garage. To the rear, there is an enclosed garden with a patio area. An internal inspection is strongly recommended to fully appreciate the property and the standard of accommodation on offer.

EPC Rating: TBC  
Council Tax Band: A

#### Porch

Access to hall

#### Hall

Radiator, stairs to first floor.

#### Lounge

15'1 x 13'9 max points (4.60m x 4.19m max points )

Upvc bay window, radiator, electric fire and surround, storage cupboard.

#### Kitchen / Diner

13'9 x 7'5 (4.19m x 2.26m )

White wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, tiled splash backs, space for dining room table, radiator, space for fridge /freezer, access to sun room

#### Sun Room

11'4 x 9'2 max points (3.45m x 2.79m max points )

Wood effect flooring, electric radiator, French doors leading to the rear.

#### Landing

Upvc window, loft access.

#### Bedroom One

14'0 x 9'7 (4.27m x 2.92m )

Fitted wardrobes, Upvc windows, storage cupboard, radiator.

#### Bedroom Two

12'8 x 8'7 max points (3.86m x 2.62m max points )

Fitted wardrobes, Upvc windows, radiator.

#### Shower Room

Shower Cubicle, wash hand basin, W/C, radiator, Upvc window, tiled splash backs and spot lights.

#### Garage

23'3 x 8'7 (7.09m x 2.62m )

Electric roller shutter door, power points, lighting and plumbed for washing machine.

#### Externally

To the front elevation is a easy to maintain garden and resin driveway which leads to a larger than average garage, while to the rear there is a lovely enclosed garden and patio

#### 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

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 – Yes, underway not yet granted.

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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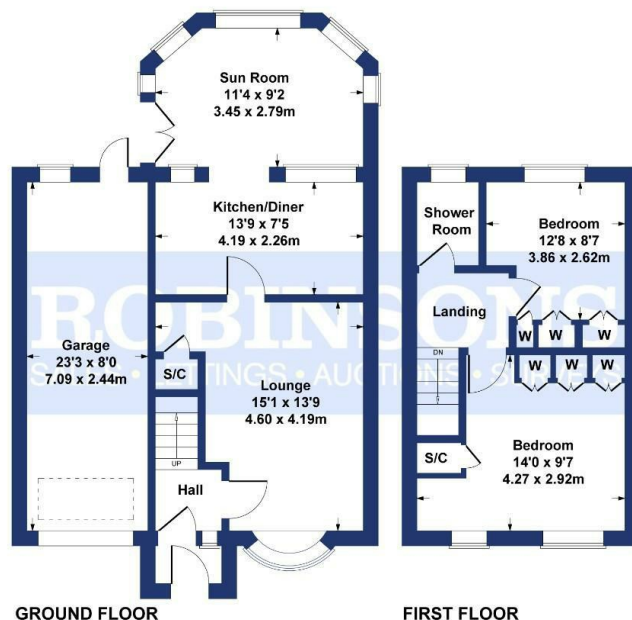
Lettings and Management

Strategic Marketing Plan

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## Glenmere, Spennymoor

Approximate Gross Internal Area  
980 sq ft - 91 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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</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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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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