





Nelson Walk, Spennymoor,
Whitworth, DL16 7RH
3 Bed - House - Semi-Detached
Asking Price £175,000

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This beautifully presented modern semi-detached home occupies a highly sought-after position within the popular Burton Woods development in Spennymoor, an area particularly appealing to families and professionals alike. The location is well regarded for its convenient transport links, providing easy access to neighbouring towns, local amenities and major road networks, making it ideal for commuters.

The property offers spacious and well-appointed accommodation throughout, featuring three generously proportioned bedrooms, a substantial west-facing rear garden and the added benefit of a garage with an adjoining driveway, both conveniently positioned to the rear.

Upon entering, you are welcomed by an entrance hall leading to a bright and spacious dual-aspect lounge, featuring French doors that open directly onto the rear garden, creating a wonderful space for both relaxing and entertaining. There is also a contemporary dining kitchen, offering ample space for everyday family life, together with a useful ground floor cloakroom/WC.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom benefiting from its own en suite shower room, alongside a stylish family bathroom.

Externally, the property enjoys a generous west-facing rear garden, predominantly laid to lawn with a patio seating area, providing the perfect setting for outdoor dining and entertaining while enjoying the afternoon and evening sunshine. Gated rear access leads to the garage and adjoining driveway.

Situated within this desirable and established residential development, offering excellent transport connections and attractive family accommodation, this property is sure to appeal to a wide range of buyers.

Early viewing is highly recommended to fully appreciate the location, space and quality of accommodation on offer.

Hallway
Radiator, stairs to the first floor

W/C
W/C, wash hand basin, Upvc window, radiator, tiled splash back.

Lounge
15'8 x 10'0 (4.78m x 3.05m)
Radiator, Upvc window, French Doors leading to rear.

Kitchen / Diner
15'8 x 9'3 (4.78m x 2.82m)
Well presented wall and base units, integrated oven, hob, extractor fan, plumbed washing machine, stainless sink with mixer tap & drainer, Upvc windows, radiator, space for fridge / freezer, space for dining room.

Landing
Upvc window.

Bedroom One
12'9 x 8'8 (3.89m x 2.64m)
Upvc window, Radiator,

Ensuite
Shower cubicle, wash hand basin, W/C, radiator, extractor fan, tiled splash backs.

Bedroom Two
10' x 8'6 (3.05m x 2.59m)
Upvc window, Radiator,

Bedroom Three
6'9 x 6'7 (2.06m x 2.01m)
Upvc window, Radiator,

Bathroom
Panelled bath, wash hand basin, w/c, tiled splash back, Upvc window, radiator, extractor fan.

Externally
To the front elevation, there is an easy-to-maintain garden, while the rear boasts a larger-than-average garden with a patio area, leading to a driveway and garage.

Agents Notes
Council Tax: Durham County Council, Band C
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 – No
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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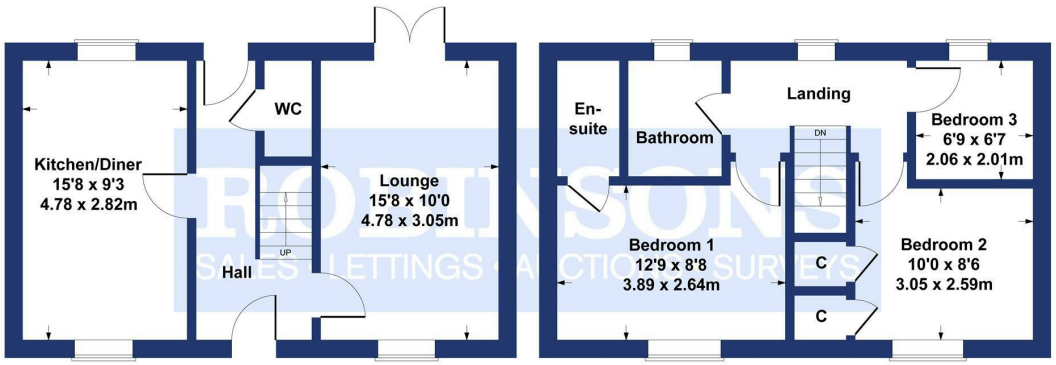
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Nelson Walk

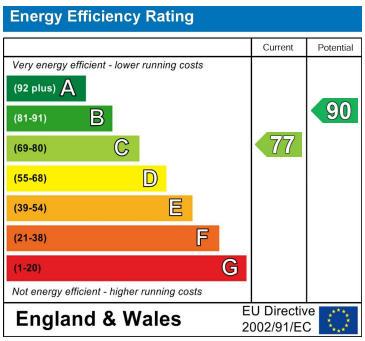
Approximate Gross Internal Area
838 sq ft - 78 sq m



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



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