



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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,987.95

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.

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

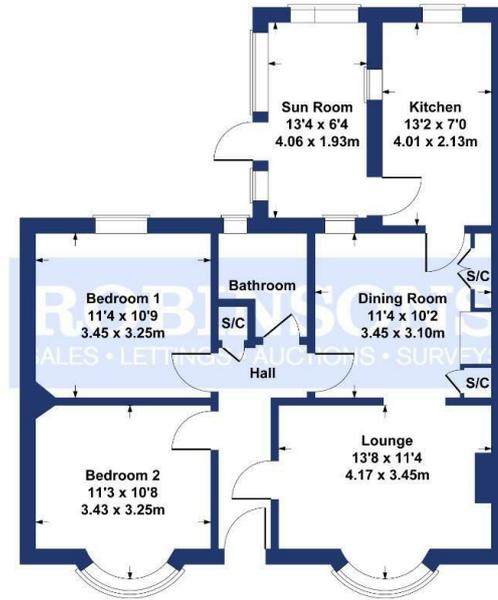
Lettings and Management

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	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

www.robinsonsestateagents.co.uk