



Lyne Road, DL16 7AE
2 Bed - House - Semi-Detached
Reduced £106,950

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Robinsons are delighted to offer to the market with no onward chain this recently refurbished two bedroom semi detached property, which is immaculately presented throughout and a credit to its current owners for its style and class throughout. In our opinion the property would suit a variety of purchasers including the first time buyer and is conveniently located for local shops, bus routes and schools, this deceptively spacious residence ticks all the boxes for the modern buyer, has easy access to all of the immediate amenities offered in & around Spennymoor itself & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. The property has an endless amount of benefits and some of the key features are stunning kitchen, modern bathroom, conservatory, easy to maintain gardens, new floor covering throughout, UPVC double glazing and gas central heating. Giving all of the above early viewing is advised to avoid any disappointment.

The property briefly comprises of entrance, hall, spacious lounge, beautiful and new kitchen with integrated appliances, large conservatory, to the first floor are two double bedrooms and family bathroom. Externally to the front elevation is a driveway and pebbled garden which could easily make a double driveway subject to the correct planning, while to the rear there is lovely, private and easy to maintain garden and patio.

Hall

Radiator, stairs to first floor

Lounge

13'0 x 12'1 (3.96m x 3.68m)

Quality flooring, radiator, UPVC window, storage cupboard

Kitchen/diner

16'3 x 6'8 (4.95m x 2.03m)

Stunning modern wall and base units, integrated oven, hob, extractor fan, plumbing for washing machine, stainless steel sink unit with mixer tap and drainer, UPVC windows, feature radiator, space for small dining table, space for fridge freezer, tiled splashbacks, under counter lighting.

Conservatory

12'8 x 11'3 (3.86m x 3.43m)

UPVC windows tiled flooring, double radiators, French doors leading to rear

Landing

UPVC window, loft access

Bedroom One

11'4 x 8'7 (3.45m x 2.62m)

Large storage cupboard, fitted wardrobes, quality flooring UPVC window

Bedroom Two

10'5 x 9'0 (3.18m x 2.74m)

UPVC windows, radiator, quality flooring, fitted wardrobes

Bathroom

White panelled bath with shower over, wash hand basin, w/c, modern feature radiator, UPVC window

Externally

To the front elevation is an easy to maintain garden and driveway, while to the rear there is a lovely enclosed garden and patio

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Ultra-fast 9000Mbps*

Mobile Signal: Good EE/O2/Three/Vodafone

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £TBC

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.



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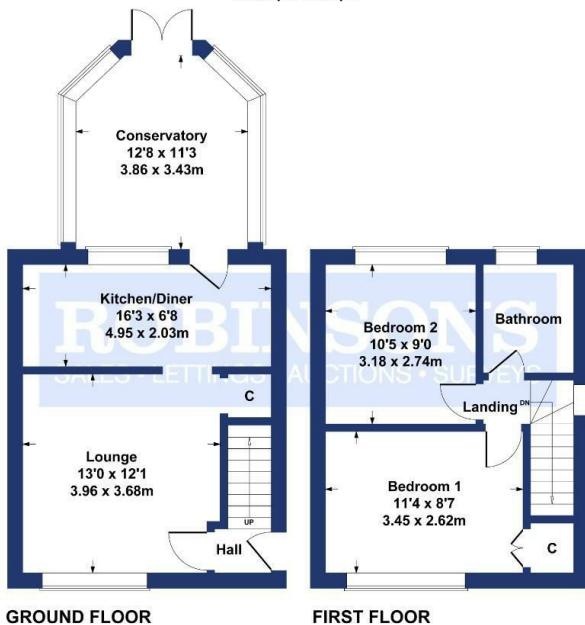
Strategic Marketing Plan

Dedicated Property Manager

Lyne Road, Spennymoor

Approximate Gross Internal Area

800 sq ft - 74 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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