



Durham Road, Spennymoor, DL16 6JW
2 Bed - House - Mid Terrace
£119,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

****No Onward Chain****

Robinsons are delighted to offer to the market this **DECEPTIVELY SPACIOUS TWO BEDROOMED MID TERRACED HOUSE**, located on Durham Road being within just over a ten minute walk from Spennymoor Town Centre. Excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of purchasers and viewers will not be disappointed, the property has an endless amount of benefits and some of its key features are, spacious living throughout, off road parking, double garage, enclosed rear garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This perfect family home briefly comprises **ENTRANCE**, spacious **LOUNGE**, **SEPARATE DINING ROOM** and an **FITTED KITCHEN**, To the first floor there are **TWO WELL PROPORTIONED BEDROOMS** and **SHOWER ROOM** completes the first floor, Externally the property enjoys front has a easy to maintain **FORECOURT**, while to the rear elevation there is an enclosed **YARD**, **SPACIOUS GARDEN**, and a **DOUBLE DETACHED GARAGE/WORKSHOP**.

EPC Rating TBC
Council Tax Band A

Entrance

Dining Room

16'9 x 9'9 (5.11m x 2.97m)

UPVC window, radiator, garden and surround.

Lounge

16'8 x 13'4 (5.08m x 4.06m)

Gas fire and surround, uPVC window, radiator, storage cupboard.

Kitchen

18'2 x 6'7 (5.54m x 2.01m)

Wall and base units, gas cooker point, space for fridge freezer, stainless steel sink with drainer, plumbed for washing machine, radiator, space for dining room table, uPVC windows.

Inner Hall

Loft access, access to rear.

W/C

W/C, wash hand basin, uPVC window, tiled splashbacks.

Landing

Loft access.

Bedroom One

14'1 x 12'8 max points (4.29m x 3.86m max points)

Radiator, uPVC window.

Bedroom Two

11'0 x 10'6 (3.35m x 3.20m)

UPVC window, radiator.

Shower Room

Shower cubicle, wash hand basin, W/C, uPVC window, radiator.

Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is an enclosed yard and across the small back lane is a double garage and garden with useful worktop.

Workshop

13'4 x 13'2 (4.06m x 4.01m)

Power and lighting.

Double Garage

20'0 x 16'8 (6.10m x 5.08m)

Power and lighting.



OUR SERVICES

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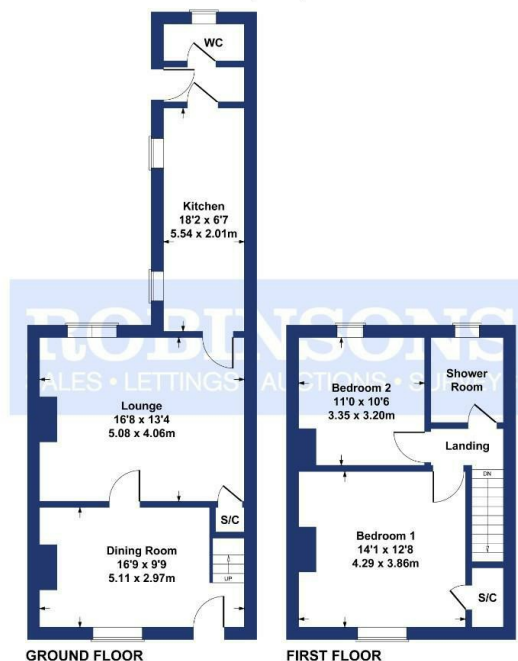
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Road
Approximate Gross Internal Area
954 sq ft - 89 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			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
66-80 kWh/m²/yr C			
51-65 kWh/m²/yr D			
36-50 kWh/m²/yr E			
21-35 kWh/m²/yr F			
6-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/kWh A			
81-104 g/kWh B			
66-80 g/kWh C			
51-65 g/kWh D			
36-50 g/kWh E			
21-35 g/kWh F			
6-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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