Ash Grove, Spennymoor, DL16 7SR

3 Bed - House - Semi-Detached

Asking Price £90,000

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Robinsons are pleased to bring to the market this three-bedroom semi-detached home, ideally situated on Ash Grove, Spennymoor, and available with the added advantage of no onward chain. Competitively priced to reflect the updating and modernisation required throughout, this property offers an excellent opportunity for purchasers to create a home tailored to their own style and needs.

The accommodation briefly comprises a spacious and comfortable lounge, a well-proportioned kitchen, separate dining room, and a convenient ground floor WC. To the rear, the property benefits from a large conservatory overlooking the garden. To the first floor are three generously sized bedrooms and a shower room. Externally, the property features an easy-to-maintain front garden and a good-sized driveway providing off-street parking, which leads to the garage. To the rear is a substantial enclosed garden offering excellent outdoor space.

Ash Grove enjoys a convenient location within easy walking distance of Spennymoor Town Centre, approximately 10 to 15 minutes away, where a wide range of shops, schools, leisure facilities, and transport links can be found. The area combines the convenience of local amenities with the appeal of an established residential setting.

This property is expected to appeal to a variety of buyers, including first-time purchasers, investors, and those seeking a renovation project with excellent potential. Early viewing is highly recommended to appreciate all that this home has to offer.

EPC Rating: C
Council Tax Band: A

Hallway
Radiator, Stairs to first floor.

Lounge
15'1 x 11'0 max points (4.60m x 3.35m max points)
Upvc window, radiator, electric fire and surround.

Kitchen
13'7 x 12'8 (4.14m x 3.86m)
Wall and base units, stainless steel sink with mixer tap and drainer, Upvc window, plumbed for washing machine, extractor fan, electric cooker point, space for under counter fridge / freezer, tiled splash backs.

Dining Room
10'0 x 7'4 (3.05m x 2.24m)
Upvc window, radiator

W/C
W/C, Upvc window, tiled splash backs.

Conservatory
19'8 x 9'6 (5.99m x 2.90m)
Upvc window, radiator.

Landing
Upvc window, radiator.

Bedroom One
10'0 x 11'3 (3.05m x 3.43m)
Upvc window, radiator.

Bedroom Two
11'4 x 11'0 (3.45m x 3.35m)
Upvc window, radiator, airing cupboard.

Bedroom Three
8'5 x 7'1 (2.57m x 2.16m)
Upvc window, radiator.

Shower Room
Shower, wash hand basin, w/c, radiator tiled splash backs, Upvc window, extractor fan.

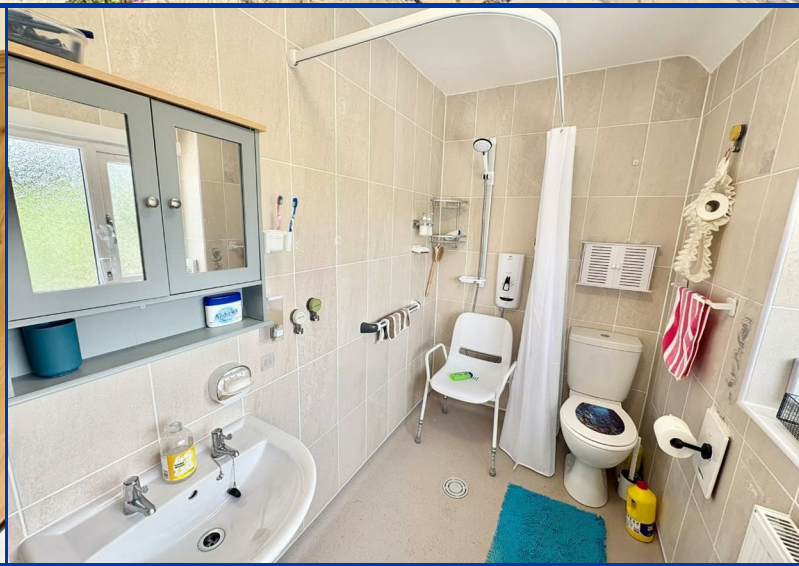
Externally
To the front elevation is a easy to maintain garden and good sized driveway which leads to the garage and large rear garden.

Agents 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 – NA
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 £35 +vat (£42inc. VAT) per individual purchaser applies for carrying out these checks.



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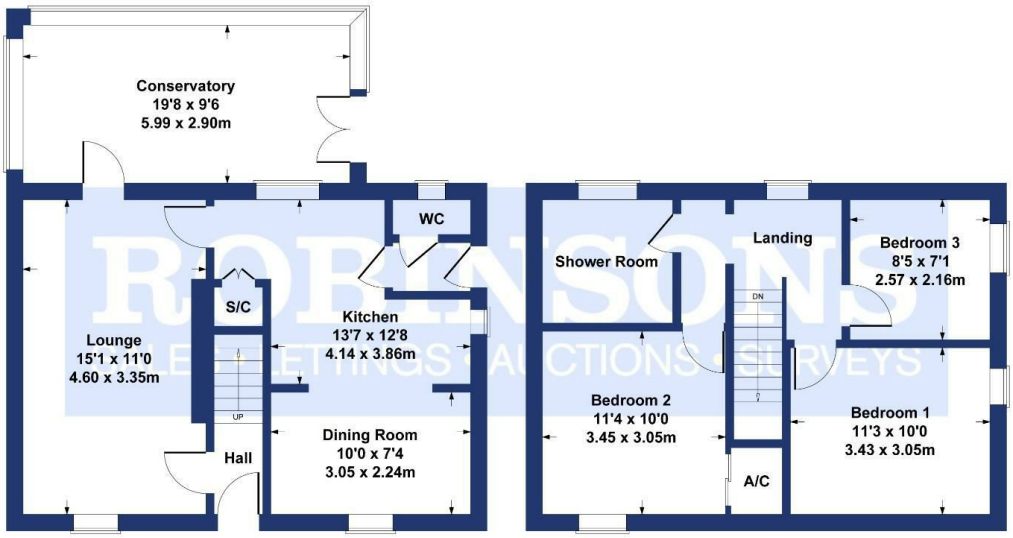
Dedicated Property Manager

Ash Grove

Approximate Gross Internal Area
1225 sq ft - 114 sq m

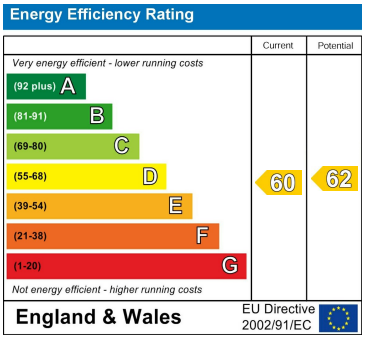


GROUND FLOOR FIRST FLOOR

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. 2026



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@robinsonscls.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
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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