



Gibside Way, Spennymoor, DL16 7GQ
2 Bed - House - Semi-Detached
Asking Price £134,000

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Situated in the highly desirable Gibside Way in Spennymoor, within the popular Burton Woods development, this charming end-terrace home perfectly combines comfort and convenience. Offering two generously sized bedrooms, it is ideally suited to small families, couples, or individuals in search of a peaceful retreat. Upon entering the property, you are welcomed by a spacious and inviting lounge, creating the perfect setting for both relaxing and entertaining.

The layout has been thoughtfully designed to maximise natural light and space, resulting in a warm and homely atmosphere throughout. The ground floor is completed by a modern, stylish kitchen fitted with a full range of integrated appliances. The home also benefits from two bathrooms, providing added practicality and ease for daily routines — an increasingly desirable feature in modern living.

Externally, the property offers off-street parking for one vehicle, ensuring both convenience and security. The location is a key highlight, with a variety of local amenities, schools, and parks all within easy reach, making it ideal for everyday living.

In summary, this property on Gibside Way presents an excellent opportunity to become part of a welcoming community. With its attractive features and prime location, it would make a superb choice for your next home.

EPC Rating: B
Council Tax Band: B

Hall

Radiator, access to lounge

W/C

W/C. wash hand basin, Upvc window, tiled splash backs, quality flooring,

Lounge

14'2 x 13'2 (4.32m x 4.01m)

Upvc window, radiator, stairs to first floor.

Kitchen

14'2 x 7'11 (4.32m x 2.41m)

Stunning white wall and base units, integrated oven, hob, extractor fan, fridge / freezer, dishwasher, washer / dryer, stainless steel sink with mixer tap and drainer, quality flooring, storage cupboard, French doors leading to rear.

Landing

Loft access, quality flooring.

Bedroom One

13'1 x 10'6 (3.99m x 3.20m)

Wardrobes, Upvc window, radiator, quality flooring, storage cupboard.

Bedroom Two

13'1 x 7'11 (3.99m x 2.41m)

Wardrobes, Upvc window, radiator, quality flooring.

Bathroom

7'5 x 4'5 (2.26m x 1.35m)

White panelled bath with shower over, wash hand basin, w/c, tiled splash backs, Upvc window, extractor fan.

Externally

To the front elevation is a good sized driveway, while to the rear there is a beautiful enclosed garden and patio area, with useful storage shed.

Agent notes

Council Tax: Durham County Council, Band B

Tenure: Freehold

Property Construction – Standard

Estate Management - Green £120 PA Roughly.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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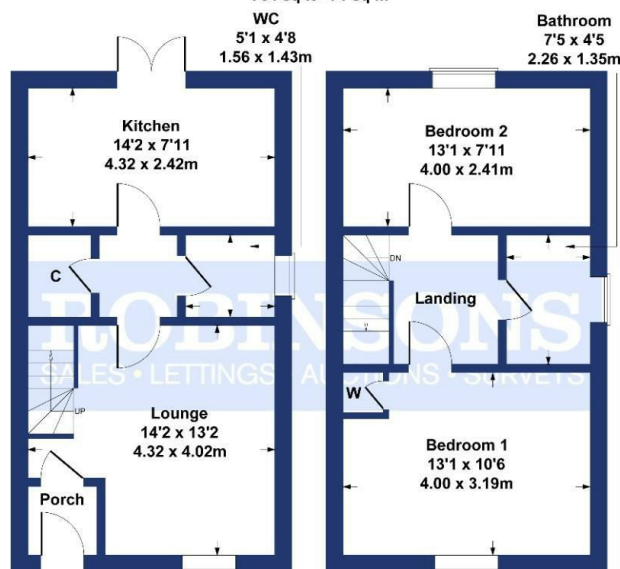
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Gibside Way

Approximate Gross Internal Area
764 sq ft - 71 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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