



Gibside Way, Spennymoor, DL16 7GQ
3 Bed - House - Townhouse
£190,000

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Robinsons are delighted to offer to the market this exceptional three-bedroom townhouse, a true credit to its current owners, showcasing stylish and contemporary living throughout. Set over three floors, this beautifully presented home is sure to appeal to a wide range of buyers, including first-time purchasers and growing families alike.

Ideally situated on the highly sought-after Burton Woods development, the property is conveniently located close to local shops, schools, amenities, and Spennymoor Town Centre. Excellent transport links via the A1(M) and A19 make it an ideal choice for commuters travelling across the region.

The property benefits from generous living accommodation, including a spacious lounge/diner, a modern fitted kitchen with integrated appliances, an enclosed low-maintenance rear garden, UPVC double glazing, and gas central heating throughout.

The accommodation briefly comprises: entrance hallway, cloakroom/WC, modern kitchen with integrated appliances, and a spacious lounge/diner with French doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to a superb master suite, featuring a large double bedroom and private en-suite facilities.

Externally, the property enjoys an easy-to-maintain front garden and driveway providing off-street parking. To the rear is a fully enclosed, well-kept garden, perfect for relaxing or entertaining.

EPC Rating: B
Council Tax Band: C

Hallway

Radiator, quality flooring, stairs to first floor

W/C

w/c, wash hand basin, extractor fan

Lounge/Diner

16'1 x 14'5 (4.90m x 4.39m)

Quality flooring, radiator, storage cupboard, French doors leading to rear, space for dining table

Kitchen

13'0 x 7'9 (3.96m x 2.36m)

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, washing machine, stainless steel sink with mixer tap and drainer, Upvc window, radiator and quality flooring

Landing

Quality flooring, radiator, stairs to first floor

Bedroom Two

14'5 x 9'10 (4.39m x 3.00m)

Upvc window's, radiator, access to bathroom

Bedroom Three

14'5 x 12'6

Upvc windows, radiator, quality flooring

Bathroom

White panelled bath, wash hand basin, w/c, tiled splash back, Upvc window, radiator and extractor fan

Second floor landing

Radiator and quality flooring

Bedroom One

29'1 x 14'5 (8.86m x 4.39m)

Quality flooring, fitted wardrobes, Upvc window, Velux windows, radiators, storage cupboard

En-suite

6'4 x 6'3 (1.93m x 1.91m)

Shower cubicle, wash hand basin, w/c, radiator and Velux Window

Externally

To the front is an easy to maintain garden & double block paved driveway. Whilst to the rear there is a lovely enclosed garden and patio

Agents Notes

Council Tax: Durham County Council, Band C

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 Central Heating

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>

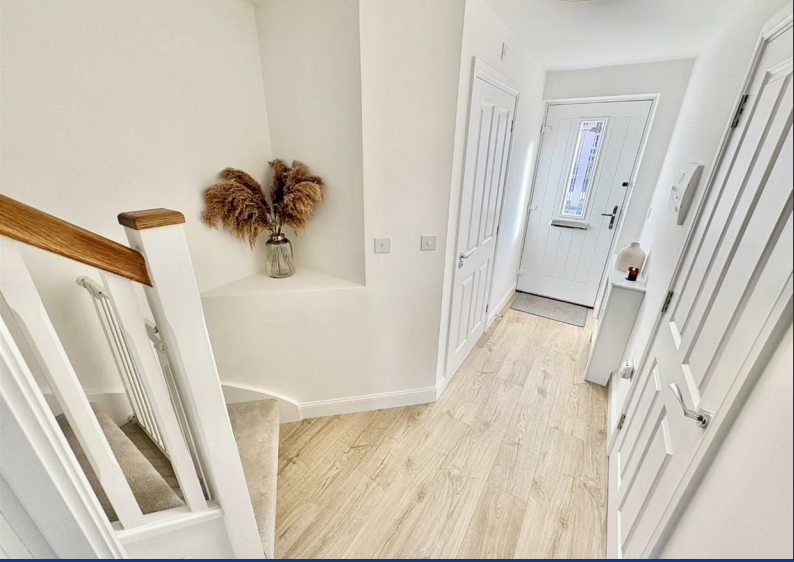
Protected Trees – None known

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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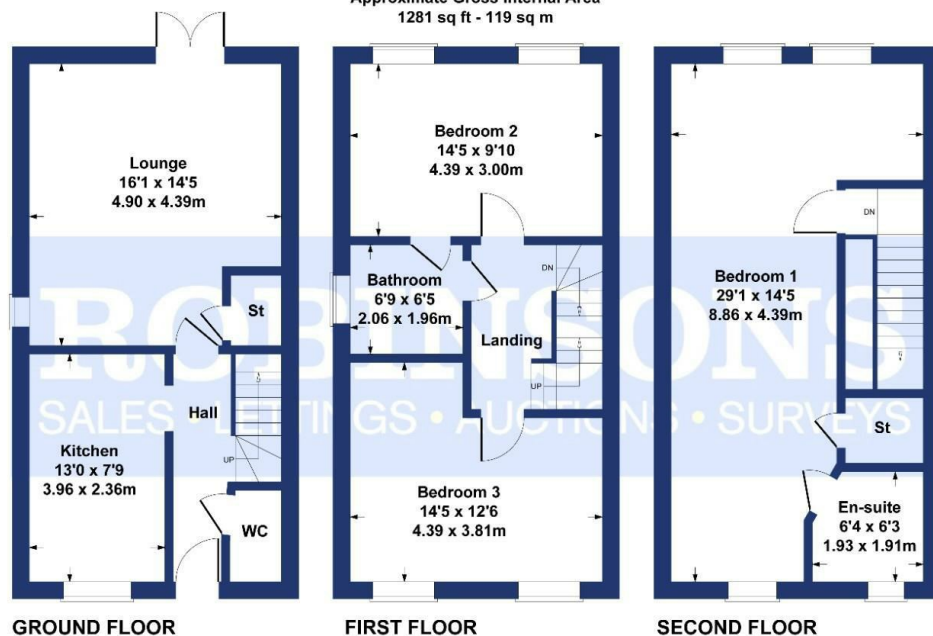
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Gibside Way

Approximate Gross Internal Area
1281 sq ft - 119 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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

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
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@robinsonswynyrd.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.



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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
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