

Mayfields, Spennymoor, DL16 6TT
3 Bed - House - Semi-Detached
£165,000

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Robinsons are delighted to offer to the market this beautiful, well presented SUPERB THREE BEDROOM SEMI DETACHED HOUSE. Viewers will certainly not be disappointed. This lovely home is located on the ever popular Greenways development which is less than a ten minute walk from Spennymoor Town centre and local amenities. Jubilee Park lies a few minutes walk away and the property is ideal for a variety of buyers, including first time buyers and growing families. The property benefits from ample living space, separate dining room, well presented kitchen, three good sized bedrooms, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprise of entrance, hallway, spacious lounge, separate dining room, well presented kitchen, to the first foot is three good sized bedrooms and family bathroom. Externally to the front elevation there is a easy to maintain garden and large driveway which gives access to a garage, while to the rear there is a good sized enclosed garden and patio.

EPC Rating C
Council Tax Band B

Hallway

Radiator, stairs to first floor.

Lounge

12'9 x 11'0 (3.89m x 3.35m)

UPVC window, radiator.

Dining Room

8'5 x 7'9 (2.57m x 2.36m)

Radiator, uPVC window, space for dining room table.

Kitchen

9'9 x 7'4 (2.97m x 2.24m)

Wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splashbacks, storage cupboard.

Landing

Loft access, large storage cupboard, uPVC window.

Bedroom One

13'0 x 9'3 max points (3.96m x 2.82m max points)

UPVC window, radiator.

Bedroom Two

10'2 x 9'3 max points (3.10m x 2.82m max points)

UPVC window, radiator.

Bedroom Three

8'6 x 6'4 (2.59m x 1.93m)

UPVC window, radiator.

Bathroom

Corner bath with shower over, wash hand basin, W/C, uPVC window, radiator, chrome towel radiator, tiled splashbacks.

Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage. While to the rear there is a lovely enclosed garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

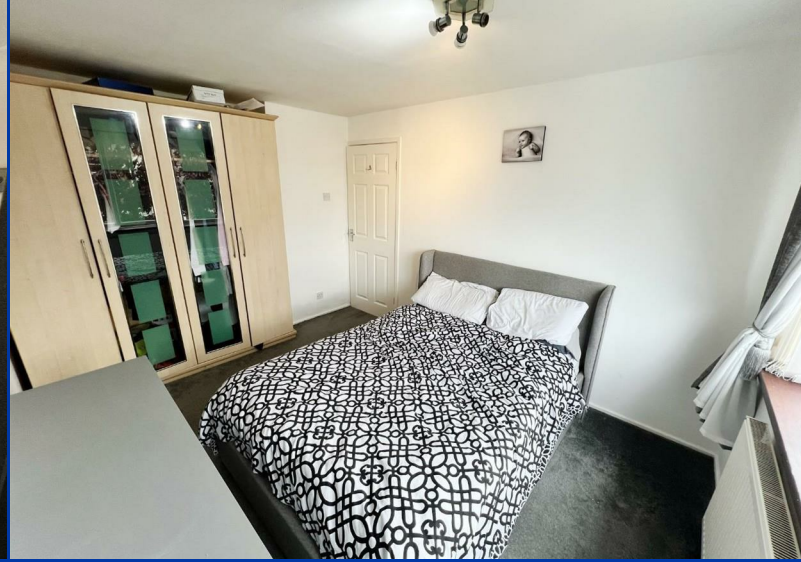
Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band: approx. £ pa

Energy Rating:

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.



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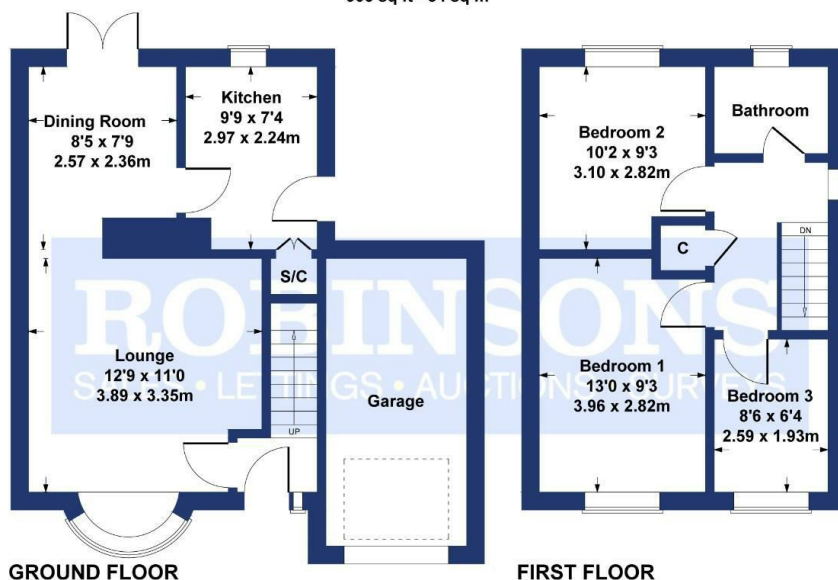
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mayfields

Approximate Gross Internal Area
905 sq ft - 84 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-65	D		
55-55	E		
45-35	F		
1-20	G		
Not energy efficient - higher running costs			
		73	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-65	D		
55-55	E		
45-35	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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