



**Blair Avenue, Spennymoor, DL16 6NY**  
**3 Bed - House - Semi-Detached**  
**£155,000**

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Welcome to this perfect time buyer three-bedroom semi-detached home situated on the highly sought-after Blair Avenue in Spennymoor. Perfectly suited to families or anyone seeking a comfortable and well-connected home, this property offers both practicality and appeal in equal measure.

A key highlight of this home is its excellent location. Conveniently positioned close to a range of local amenities, you'll find shops, cafés, parks, and leisure facilities all within easy reach. In addition, superb transport links provide straightforward access to surrounding towns and cities, making daily commuting simple and efficient.

Internally, the property features a well-maintained kitchen and bathroom, both designed to offer modern, functional living spaces. The spacious reception room creates a warm and inviting setting, ideal for relaxing or entertaining guests.

The addition of a bright and airy conservatory further enhances the living space, providing a lovely spot to enjoy views of the garden all year round. Outside, the property boasts generously sized enclosed gardens, offering a private and secure environment—perfect for children, pets, or summer entertaining. A driveway to the back provides ample off-road parking, a valuable benefit in this popular area.

In summary, this delightful three-bedroom semi-detached home in Blair Avenue presents an excellent opportunity for buyers seeking a well-located and well-presented property. Combining comfort, convenience, and outdoor space, it is sure to attract strong interest. Early viewing is highly recommended to fully appreciate everything this home has to offer.

EPC Rating: TBC  
Council Tax Band: B

### Hallway

Wood effect flooring, radiator, stairs to 1st floor

### Lounge

13'3 x 12'4 (4.04m x 3.76m)

Wood effect flooring, radiator, UPVC windows

### Dining room

8'9 x 8'0 (2.67m x 2.44m)

quality flooring, radiator, access to conservatory

### Kitchen

8'9 x 7'3 (2.67m x 2.21m)

Wall & base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap & drainer, UPVC window, radiator, plumbed for washing machine, plumbed for dish washer, space for fridge freezer, tiled splash backs

### Conservatory

15'2 x 11'1 (4.62m x 3.38m)

Tiled splash backs, electric radiator, French doors leading to rear

### Landing

UPVC windows, loft access, storage cupboard

### Bedroom one

10'4 x 9'0 (3.15m x 2.74m)

UPVC windows, radiator, fitted wardrobes, wood effect flooring

### Bedroom two

9'9 x 6'7 (2.97m x 2.01m)

UPVC windows, radiator

### Bedroom three

8'6 x 6'8 (2.59m x 2.03m)

UPVC windows, radiator

### Bathroom

Panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, UPVC windows, tiled splash backs, spot lights, extractor fan

### Externally

To the front elevation is a lovely garden, while to the rear there is a good sized enclosed garden & decked area, which gives access to a driveway

### Agent notes

Council Tax: Durham County Council, Band B

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 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 – yes

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 (£42 including VAT per individual purchaser applies for carrying out these checks.



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

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