



**Green Lane, Spennymoor, DL16 6HD**  
**3 Bed - House - Semi-Detached**  
**Starting Bid £135,000**

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For sale by modern auction, starting price £135,000 plus reservation fee.

Nestled on the charming Green Lane in Spennymoor, this impressive semi-detached house offers a wonderful opportunity for families and commuters alike. Boasting three spacious bedrooms, this property is perfect for those seeking a comfortable and inviting home. The well-proportioned reception room provides a warm and welcoming space for relaxation and entertaining.

The house features a large front garden, enhancing its curb appeal, while the expansive rear yard presents an excellent opportunity for transformation into a stunning enclosed garden, ideal for outdoor gatherings or quiet moments in nature. The potential for this property is truly endless, allowing you to personalise it to your taste and lifestyle.

Conveniently located, this home is perfect for commuters travelling to nearby Durham City, Darlington, or Teesside, making it an ideal choice for those who work in these bustling areas but prefer the tranquillity of suburban living. Properties in this sought-after area are rare to the market, so we highly recommend scheduling an early viewing to avoid disappointment. This semi-detached house is not just a place to live; it is a canvas for your future.

EPC Rating - TBC  
Council Tax Band - C

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

## Porch

Access to hall.

## Hall

Stairs to first floor.

## Lounge

17'8 x 5'8 max points (5.38m x 1.73m max points)

UPVC bay window, radiator.

## Dining Room

15'8 x 15'3 max points (4.78m x 4.65m max points)

Large storage cupboard, uPVC windows, radiator.

## Kitchen

24'3 x 5'9 (7.39m x 1.75m)

Wall and base units, integrated oven, hob, extractor fan, dishwasher, stainless steel sink with mixer tap and drainer, tiled splashbacks, uPVC window, breakfast bar, radiator, access to rear and workshop.

## Landing

Access to bedrooms.

## Bedroom One

15'7 x 15'2 (4.75m x 4.62m)

UPVC window, radiator, storage cupboard with loft access which is boarded.

## Bedroom Two

15'2 x 11'0 (4.62m x 3.35m)

UPVC window, radiator.

## Bedroom Three

11'4 x 6'1 (3.45m x 1.85m)

UPVC window, radiator, storage cupboard.

## Bathroom

11'9 x 5'7 (3.58m x 1.70m)

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

## Workshop

11'9 x 6'2 (3.58m x 1.88m)

Power and lighting.

## Externally

To the front elevation is a good sized garden and long driveway which leads to the rear where there is a large enclosed yard and useful storage with lighting.

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £2,271.95 p.a

Energy Rating: C

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.

## Auction Terms/Conditions

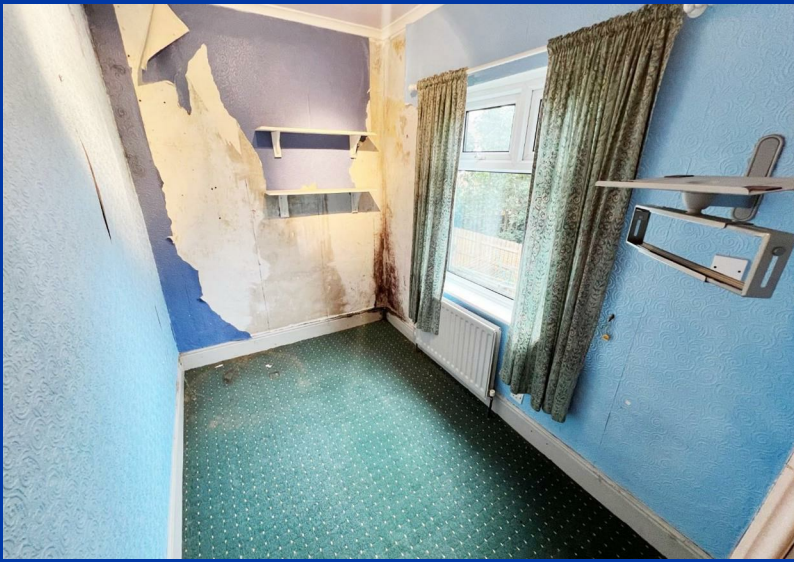
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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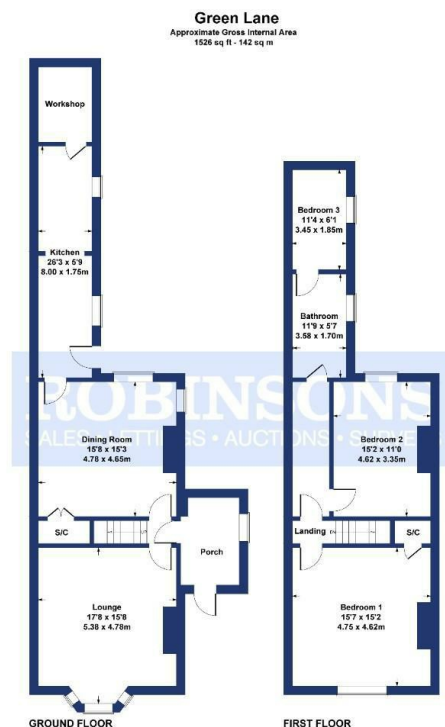
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Strategic Marketing Plan

Dedicated Property Manager



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 Potlatchplans Ltd. 2025

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| 105-91 kWh/m²/yr A                          |  |                         |           |
| 91-81 kWh/m²/yr B                           |  |                         |           |
| 81-65 kWh/m²/yr C                           |  |                         |           |
| 65-48 kWh/m²/yr D                           |  |                         |           |
| 48-35 kWh/m²/yr E                           |  |                         |           |
| 35-27 kWh/m²/yr F                           |  |                         |           |
| 27-12 kWh/m²/yr G                           |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| 102-81 g/m²/yr A                                                |  |                         |           |
| 81-65 g/m²/yr B                                                 |  |                         |           |
| 65-48 g/m²/yr C                                                 |  |                         |           |
| 48-35 g/m²/yr D                                                 |  |                         |           |
| 35-27 g/m²/yr E                                                 |  |                         |           |
| 27-12 g/m²/yr F                                                 |  |                         |           |
| 12-5 g/m²/yr G                                                  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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