





**Howsham Road, Spennymoor, DL16 7FH**
**3 Bed - House - Semi-Detached**
**Asking Price £175,000**

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Robinsons are delighted to offer to the market this impressive and spacious, double-fronted three-bedroom semi-detached home, built by David Wilson Homes, is offered to the market for the first time since its original purchase. Situated in what we consider to be one of the most desirable locations within Spennymoor, this superb property is sure to appeal to a variety of purchasers, particularly growing families seeking generous living accommodation in a convenient and sought-after setting.

The property offers the perfect combination of space, comfort and convenience, with excellent transport links to Durham City, Darlington and Teesside. The A1(M) is just a short drive away, while the A19 provides easy access to destinations throughout the wider region.

The home benefits from UPVC double glazing and gas central heating and briefly comprises: an entrance hallway, cloakroom/WC, attractive sitting room, spacious kitchen/family room and useful utility room.

To the first floor are three well-proportioned bedrooms, with the master bedroom enjoying the added benefit of an en-suite shower room, together with a modern family bathroom/WC.

Externally, the property boasts attractive gardens, a driveway providing ample off-street parking and a detached garage.

An excellent opportunity to acquire a spacious family home in a highly desirable location, which must be viewed to be fully appreciated.

**Hallway**
Stairs to 1st floor, radiator

**W/C**
W/C, Wash hand basin, radiator, extractor fan

**Lounge**
17'1 x 10'6 (5.21m x 3.20m)
UPVC window, Stylish fire surround, French doors leading to rear

**Kitchen /Diner**
17'6 x 9'4 (5.33m x 2.84m)
Well presented, Wall and base units, integrated oven, hob, extractor fan, fridge freezer, ceramic sink with mixer tap and drainer. Radiator UPVC window, space for Dinning room table.

**Utility Room**
5'8 x 5'4 (1.73m x 1.63m)
Base units, Plumbed for washing machine, stainless steel sink unit

**Landing**
UPVC window, airing cupboard, radiator, loft access

**Bedroom One**
14'4 x 10'0 (4.37m x 3.05m)
UPVC window, radiator, Fitted wardrobe

**En-Suite**
Shower cubicle, wash hand basin, W/C, extractor fan, UPVC window, heated towel rail.

**Bedroom Two**
11'1 x 9'4 (3.38m x 2.84m)
Fitted wardrobes, radiator, UPVC window, storage cupboard

**Bedroom Three**
9'1 x 7'3 (2.77m x 2.21m)
UPVC window, radiator

**Bathroom**
White panel bath, wash hand basin, W/C, tiled splash backs, extractor fan

**Externally**
To the front elevation, is an easy to maintain garden, to the rear is a lovely enclosed garden and patio, access to a long drive and garage

**Garage**
17'8 x 8'7 (5.38m x 2.62m)
Power and lights

**Agent 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 –Yes
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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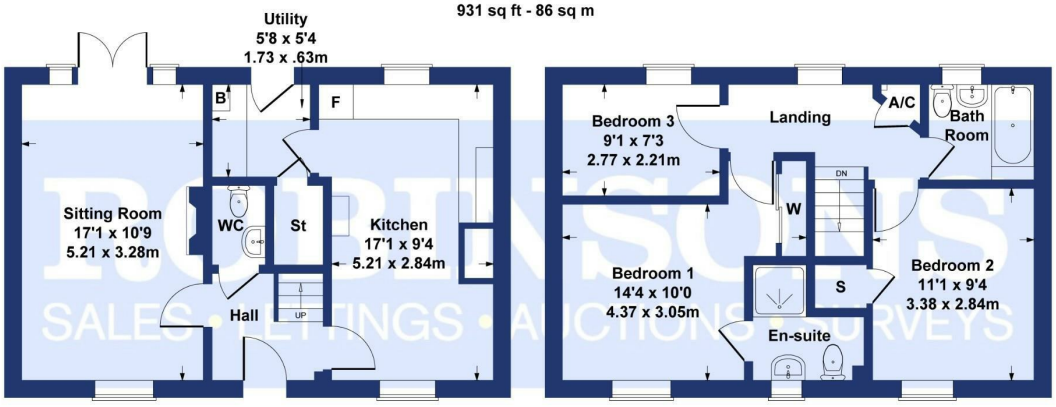
## Howsham Road

Approximate Gross Internal Area
931 sq ft - 86 sq m

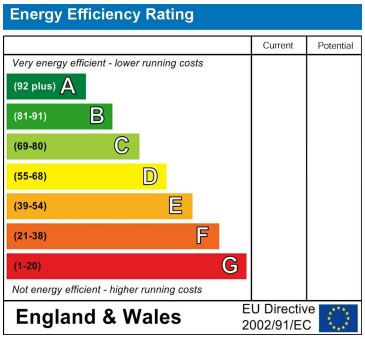



GROUND FLOOR FIRST FLOOR

**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





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RICS

ARLA Association of Residential Letting Agents

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