



Durham Road, Spennymoor, DL16 6JX
3 Bed - House - Terraced
Asking Price £175,000

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Robinsons are delighted to present to the market this stylish, spacious, and extended three-bedroom mid-terraced home. A true credit to its current owner, the property has been finished to an exceptionally high standard throughout. Ideally situated on Durham Road, it is just over a ten-minute walk from Spennymoor Town Centre and benefits from excellent transport links to Durham, Darlington, and local bus routes, all within easy reach.

This stunning family home boasts a wealth of impressive features, including two garages (one double and one single), a generous lounge, a separate dining room, and a striking, high-specification kitchen and bathroom. There are also three well-proportioned bedrooms, making it perfect for modern family living. Given everything this exceptional property has to offer, early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a separate dining room, and a contemporary fitted kitchen. To the first floor, a generous landing provides access to three good-sized bedrooms and an ultra-modern shower room. Externally, to the front elevation there is an easy-to-maintain forecourt. To the rear, an enclosed yard provides access to both the double and single garages, each fitted with electric roller shutter doors. Beyond this lies a beautiful enclosed garden and patio area, complete with a useful storage shed and a summer house.

EPC Rating - TBC
Council Tax Band - A

Hallway

Radiator, Stairs to first floor.

Lounge

17'4 13'3 max points (5.18m 4.04m max points)

Quality flooring, radiator, Upvc Bay window with shutter blinds.

Dining room

13'2 x 12'4 (4.01m x 3.76m)

Quality flooring, radiator, large storage cupboard and French doors leading to rear.

Kitchen

11'7 x 10'8 (3.53m x 3.25m)

Morden wall and base units, integrated oven, hob, extractor fan, microwave, plumbed for washing machine, stainless steel sink with mixer tap and drainer, Upvc window, space for American fridge / freezer, spot lights, wood effect flooring, tiled splash backs.

Landing

Upvc windows, Two storage cupboards.

Bedroom One

13'9 x 11'1 max point (4.19m x 3.38m max point)

Upvc window, radiator.

Bedroom Two

10'7 x 8'2 max points (3.23m x 2.49m max points)

Upvc window, radiator, fitted wardrobes.

Bedroom Three

13'8 x 5'4 (4.17m x 1.63m)

Upvc window, radiator.

Shower room

Double Shower cubicle, wash hand basin, w/c, spot lights, extractor fan, heated towel rail.

Externally.

To the front elevation, there is an easy-to-maintain forecourt. To the rear, an enclosed yard provides access to both a double garage and a single garage, each benefiting from electric roller shutter doors. Beyond this, there is a beautiful enclosed garden and patio area, complete with a useful storage shed and a summer house.

Double Garage

30'5 x 15'7 (9.27m x 4.75m)

Electric roller shutter door, power points and lights.

Garage

Electric roller shutter door, power points and lights.

Agents Notes

Council Tax: Durham County Council, Band A

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 – 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 £30 (inc. 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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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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