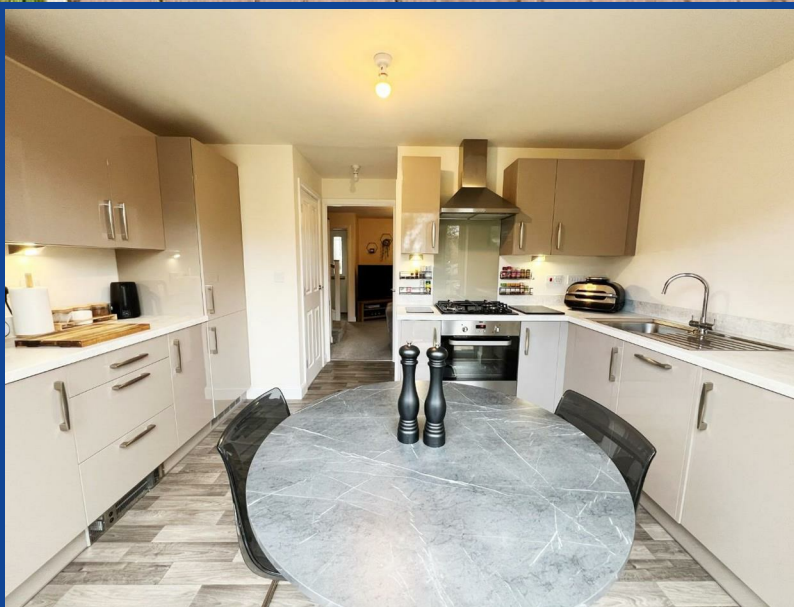




Allerton Way, Spennymoor, DL16 7FQ
2 Bed - House - Semi-Detached
£139,950

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Situated in the sought after location of Allerton Way, Spennymoor, which is located within the popular burton woods development. This delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property boasts two bathrooms, ensuring that morning routines are hassle-free and accommodating for all residents. This feature adds a level of convenience that is often sought after in modern living.

Outside, you will find parking available for one vehicle, providing ease of access and security for your car. The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it a practical choice for everyday living.

In summary, this semi-detached house on Allerton Way is a wonderful opportunity for those looking to settle in a friendly community. With its appealing features and prime location, it is certainly worth considering for your next home.

EPC Rating
Council Tax Band

Vestibule

Radiator, access to lounge.

Lounge

12'8 x 11'9 max point (3.86m x 3.58m max point)
Upvc window, radiator, quality flooring.

W/C

W/C, wash hand basin, radiator, extractor fan.

Kitchen / Diner.

12'7 x 7'6 (3.84m x 2.29m)
Morden wall and base units, integrated oven, hob, extractor fan, fridge and freezer, dishwasher, washing machine, stainless steel sink with drainer and mixer tap, space for dining room table, French doors leading to rear garden, good sized storage cupboard.

Landing

radiator and loft access.

Bedroom One

12'8 x 9'2 max points (3.86m x 2.79m max points)
Upvc window, radiator, quality flooring, storage cupboard.

Bedroom Two

12'7 x 7'5 (3.84m x 2.26m)
Upvc window, radiator, quality flooring.

Bathroom

White panelled bath with shower over, wash hand basin, w/c, tiled splash backs, extractor fan, radiator.

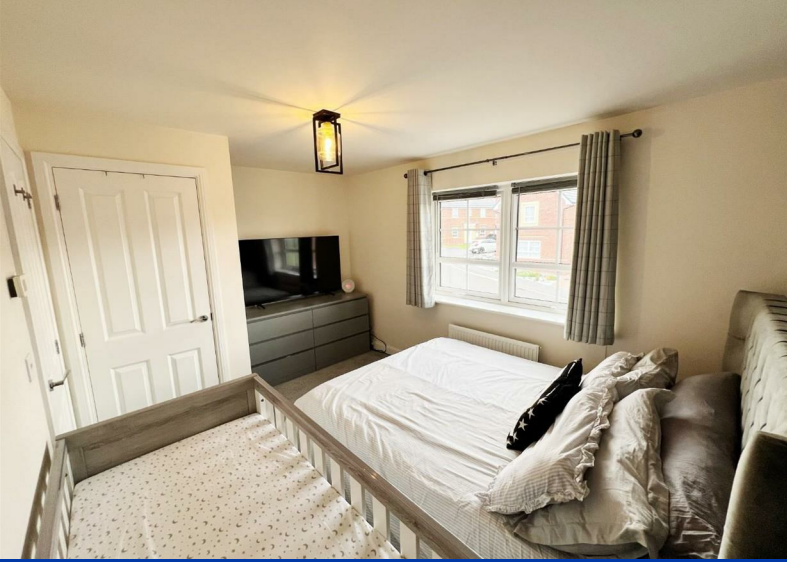
Externally

To the front elevation is a easy to maintain garden and driveway, while to the rear there is good sized enclose garden and patio area.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central Heating
Broadband: Ultra-fast 1800Mbps *
Mobile Signal/Coverage: average
Tenure: Freehold
Council Tax: Durham County Council, Band - Approx. £p.a
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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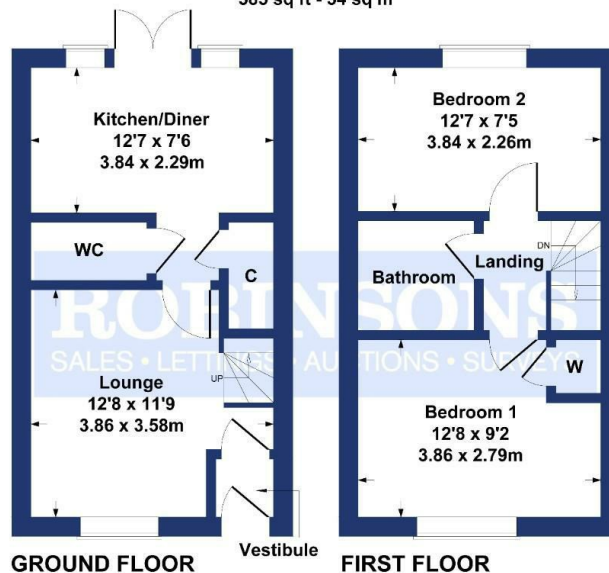
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Allerton Way

Approximate Gross Internal Area
585 sq ft - 54 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			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
20-34 kWh/m²/yr F			
1-19 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	96

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/m²/yr A			
81-104 g/m²/yr B			
65-80 g/m²/yr C			
50-64 g/m²/yr D			
35-49 g/m²/yr E			
20-34 g/m²/yr F			
1-19 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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