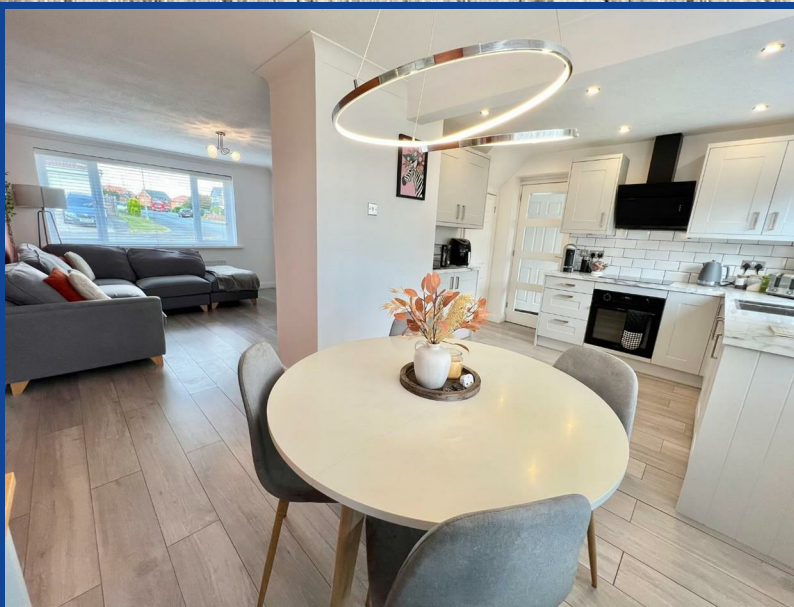




Rosedale, Spennymoor, DL16 6SB
3 Bed - House - Semi-Detached
Asking Price £165,000

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Robinsons are delighted to bring to the market this beautifully presented three-bedroom semi-detached family home, situated on the highly sought-after Greenways development in Spennymoor.

Offering spacious and modern accommodation throughout, this superb property boasts a host of attractive features, including a stunning open-plan kitchen/dining area, a generous lounge, a useful utility room, ground floor WC, three well-proportioned bedrooms, ample off-road parking, and a good-sized rear garden. The home further benefits from UPVC double glazing and gas central heating.

Ideally located on Rosedale, the property is less than a ten-minute walk from Spennymoor Town Centre and its wide range of amenities. Jubilee Park is also just a short stroll away, making this an excellent choice for a variety of purchasers, including first-time buyers, young professionals, and growing families.

The accommodation briefly comprises: an entrance hallway, spacious lounge, and a contemporary open-plan kitchen/dining room, perfect for modern family living and entertaining. There is also a practical utility room and ground floor WC. To the first floor, the landing provides access to three good-sized bedrooms, two of which benefit from fitted wardrobes, along with a stylish family bathroom. Externally, the property occupies an attractive plot. To the front, a large block-paved driveway provides off-road parking for several vehicles and leads to the garage/store. To the rear, there is a lovely enclosed garden featuring both patio and decked seating areas, creating an ideal outdoor space for relaxing and entertaining.

Properties of this quality are always in high demand, and early viewing is highly recommended to avoid disappointment.

EPC Rating: TBC
Council Tax Band: B

Hallway

Radiator, quality flooring, stairs to first floor.

Lounge

12'9 x 12'7 (3.89m x 3.84m)

Radiator, Upvc window, quality flooring.

Kitchen / Diner

15'9 x 10'5 (4.80m x 3.18m)

Stunning wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap, tiled splash backs, space for dining room table, Upvc window radiator, storage cupboard, spot lights.

Utility room

10'2 x 7'1 (3.10m x 2.16m)

Plumbed for washing machine, space for fridge / freezer, radiator, Upvc window, wall units, spot lights, access to rear.

Ground floor W/C

W/C, wash hand basin, extractor fan, spot lights

Landing

Loft access, Upvc window, storage cupboard.

Bedroom One

12'2 x 9'4 (3.71m x 2.84m)

Fitted wardrobes, radiator, Upvc window.

Bedroom Two

9'2 x 8'9 (2.79m x 2.67m)

Fitted wardrobes, radiator, Upvc window.

Bedroom Three

8'7 x 6'5 (2.62m x 1.96m)

Radiator, Upvc window.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, tiled splash backs, chrome towel radiator, Upvc window, spot lights, extractor fan.

Externally

To the front elevation is large block paved driveway providing parking for multiple vehicles and the driveway gives access to the garage / store, while to the rear there is a lovely enclosed garden which includes a patio and decked area.

Garage

10'7 x 7'8 max points (3.23m x 2.34m max points)

Power and lighting.

Agents 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 – 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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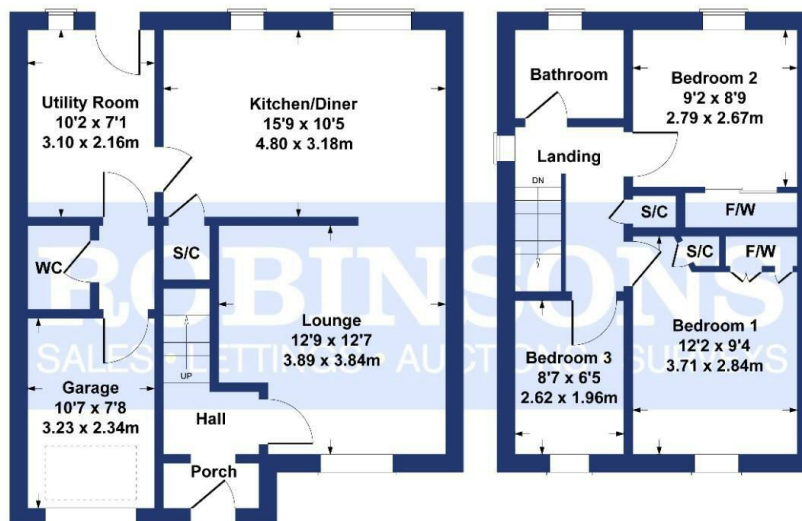
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rosedale Spennymoor

Approximate Gross Internal Area
964 sq ft - 90 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

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		
EU Directive 2002/91/EC		
England & Wales		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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