

Rushmoor, Spennymoor, DL16 6NX  
2 Bed - House - Mid Terrace  
£99,950

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Robinsons are delighted to present this charming two-bedroom terraced house, situated in a sought-after residential development and offered to the market with no onward chain. Perfectly positioned for easy access to local amenities, this property is ideal for a range of buyers, from first-time homeowners to small families. The home benefits from uPVC double glazing and gas central heating, ensuring comfort and energy efficiency.

The accommodation briefly comprises an entrance hall, a spacious lounge, and a modern open-plan kitchen/breakfast room equipped with integrated cooking facilities, flowing seamlessly into a bright conservatory. Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom. Externally, the property features two allocated parking spaces, while the rear offers a low-maintenance garden, perfect for relaxation or entertaining.

In further detail, the accommodation includes:

EPC Rating D  
Council Tax Band A

#### **Entrance Hall**

Radiator, stairs to first floor.

#### **Lounge**

13'6 x 9'7 max points (4.11m x 2.92m max points)  
UPVC window, radiator, electric fire and surround.

#### **Kitchen/Diner**

12'9 x 8'6 (3.89m x 2.59m)  
White wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, tiled splashbacks.

#### **Conservatory**

9'1 x 8'5 (2.77m x 2.57m)  
French doors leading to rear.

#### **Landing**

Loft access.

#### **Bedroom One**

12'4 x 10'9 (3.76m x 3.28m )  
UPVC window, radiator, storage cupboard.

#### **Bedroom Two**

11'3 x 6'4 (3.43m x 1.93m)  
UPVC window, radiator.

#### **Bathroom**

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

#### **Externally**

To the front elevation is a good sized driveway. While to the rear there is an easy to maintain garden/patio.

#### **Agent Notes**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 10000Mbps \*  
Mobile Signal: Good  
Tenure: Freehold  
Council Tax: Durham County Council, Band: A approx. £1,703.96 pa  
Energy Rating: D

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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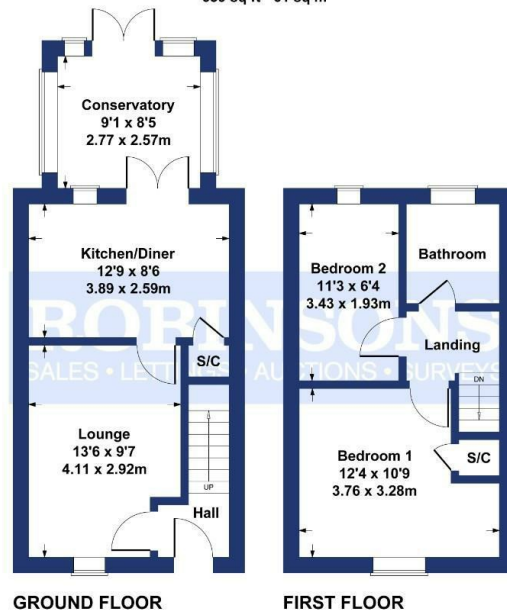
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## Rushmoor

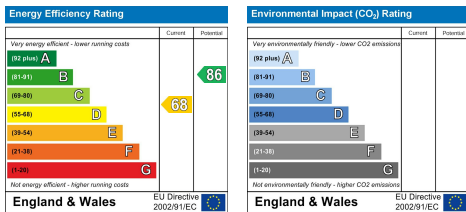
Approximate Gross Internal Area  
659 sq ft - 61 sq m



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



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