



Tudhoe Moor, Spennymoor, DL16 6EY
2 Bed - House - Semi-Detached
Asking Price £95,000

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Robinsons are delighted to offer to the market this well-presented and well-maintained two-bedroom semi-detached home, pleasantly situated on Tudhoe Moor, a popular residential location just off Green Lane. Ideally positioned within walking distance of local shops, schools, and regular bus routes, the property is also approximately one mile from Spennymoor Town Centre, where a wide range of shopping, leisure, and recreational amenities can be found.

The property is conveniently located close to an excellent road network, providing easy access to the surrounding centres of Durham, Darlington, Teesside, Newcastle, and beyond, making it an ideal choice for commuters and first-time buyers alike. Further benefits include gas central heating, UPVC double glazing, off-road parking, and no onward chain.

The accommodation briefly comprises; a welcoming entrance hallway, a spacious lounge enhanced by a feature UPVC bay window, a generous open-plan kitchen and dining room, and a versatile additional reception room, ideal for use as a home office, playroom, or snug.

To the first floor are two well-proportioned double bedrooms, both benefiting from useful built-in storage cupboards, together with a family bathroom and separate W/C.

Externally, the property enjoys an easy-to-maintain front garden with a driveway providing off-road parking, while to the rear there is a private, low-maintenance garden, offering an excellent space to relax and unwind.

Early viewing is highly recommended to appreciate the size, location, and potential of this lovely home.

EPC Rating: D
Council Tax Band: A

Halfway

Radiator, storage cupboard, stairs to 1st floor

Lounge

11'6 x 11'3 + bay (3.51m x 3.43m + bay)

Large UPVC bay window, radiator, electric fire & surround

Kitchen/ diner

17'9 x 10'0 (5.41m x 3.05m)

White wall & base units, stainless steel sink with mixer tap & drainer, space for fridge freezer, plumbed for washing machine, gas cooker point, space for dining room table, UPVC windows, radiator

Home office/playroom

6'7 x 6'3 (2.01m x 1.91m)

UPVC window

Landing

Loft access, storage cupboard

Bedroom one

11'4 x 11'6 (3.45m x 3.51m)

UPVC window, radiator, storage cupboard

Bedroom two

11'7 x 8'2 (3.53m x 2.49m)

UPVC windows, radiator

Bathroom

Panelled bath with shower over, wash hand basin, UPVC windows, radiator, tiled splash backs

w/c

w/c, UPVC window

Externally

To the front elevation is an easy to maintain garden & driveway, while to the rear there is another easy to maintain garden

Agent 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 – Electric

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 - Granted

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 Council Tax: Durham County Council, Band A

Property Construction – Non 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>

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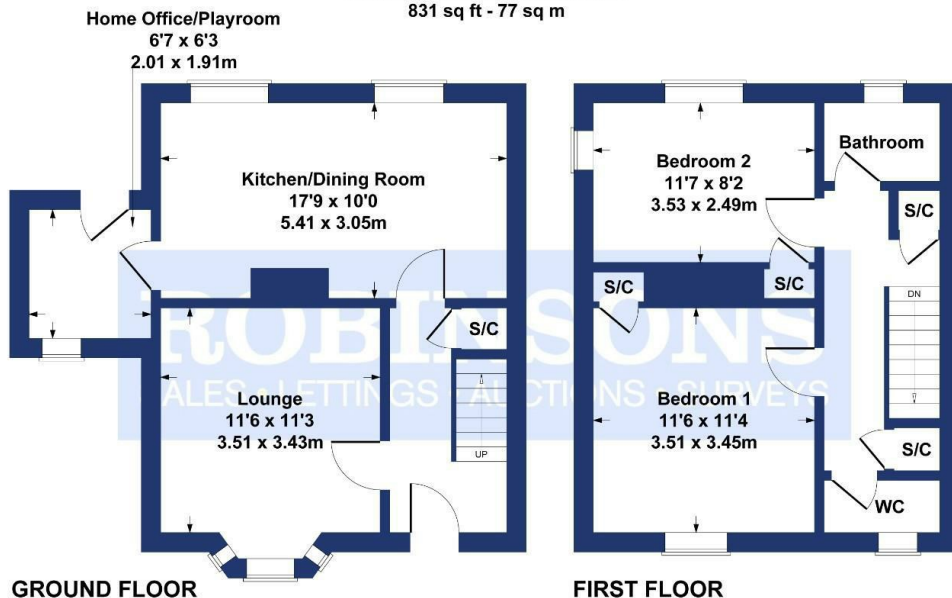
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tudhoe Moor

Approximate Gross Internal Area
831 sq ft - 77 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	83
(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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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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