

Allerton Way, Spennymoor, DL16 7FQ
3 Bed - House - Semi-Detached
Asking Price £170,000

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Robinsons are delighted to welcome to the market this beautifully presented three-bedroom semi-detached family home, impeccably maintained and a true credit to its current owners. Set within the highly sought-after Burton Woods development, the property is perfectly suited to a variety of buyers, including first-time purchasers and growing families.

Ideally located, the home provides easy access to Spennymoor town centre, local schools, shops, and everyday amenities, while excellent transport links to both the A1(M) and A19 make it an attractive choice for commuters. Additional benefits include a stunning kitchen/dining room, a well-appointed family bathroom, a ground-floor cloakroom, off-road parking, gas central heating, and uPVC double glazing. Early viewing is strongly advised to avoid disappointment.

The welcoming porch opens into a bright and spacious lounge, creating an inviting first impression. The ground floor continues with an impressive open-plan kitchen/dining area, complete with integrated appliances and offering a perfect space for family living and entertaining. A convenient downstairs W/C completes the ground-floor layout.

To the first floor, the home features three well-proportioned bedrooms, all served by a stylish and modern family bathroom.

Externally, the property enjoys a low-maintenance front garden and a block-paved double driveway, while the rear boasts a beautifully landscaped, enclosed garden with a patio area—ideal for relaxing or hosting guests. This outstanding home is presented in exceptional condition throughout and is ready for its next owners to move straight in.

EPC Rating: B
Council Tax Band: B

Hallway
Radiator, quality flooring.

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

Lounge
14'4 x 14'9 (4.37m x 4.50m)
Quality flooring, Upvc window, radiator, stairs to the first floor.

Kitchen / Diner
14'9 x 8'7 (4.50m x 2.62m)
modern wall and base units, integrated oven hob extractor fan, fridge/freezer, washing machine, dishwasher, stainless steel sink with mixer tap and drainer, Upvc window, radiator, quality flooring, space for dining room table, French doors leading to rear,

Landing
Quality flooring, loft access.

Bedroom One
12'1 x 8'0 (3.68m x 2.44m)
Upvc window, radiator, quality flooring.

Bedroom Two
11'1 x 8'0 (3.38m x 2.44m)
Upvc window, radiator.

Bedroom Three
8'8 x 6'6 (2.64m x 1.98m)
Upvc window, radiator, quality flooring.

Bathroom
9'5 x 6'6 (2.87m x 1.98m)
White panelled bath with shower over, wash hand basin, W/C, Upvc window, radiator, extractor fan and large storage cupboard.

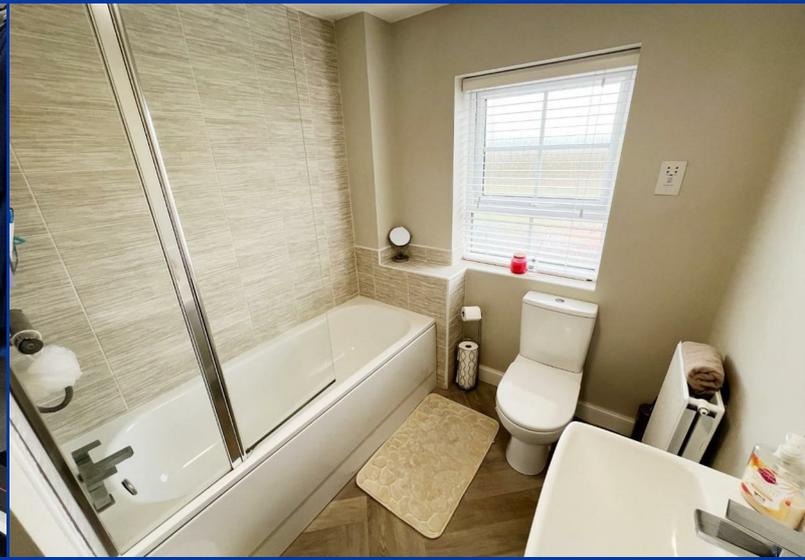
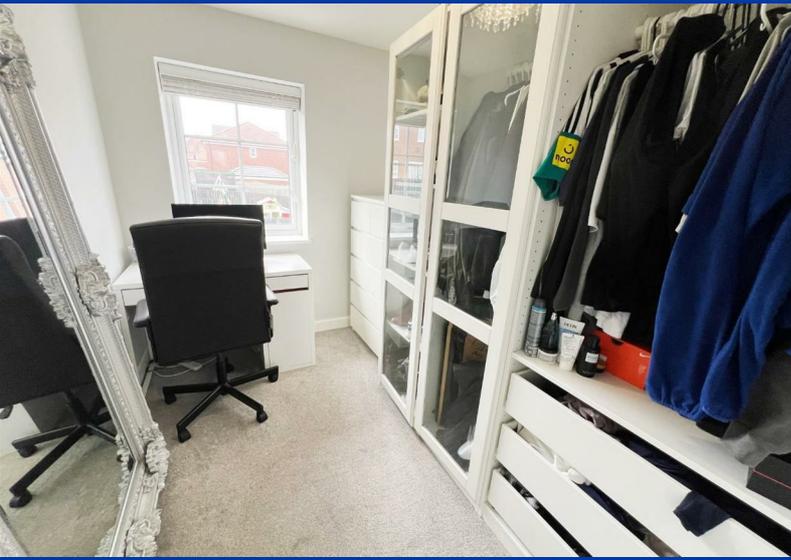
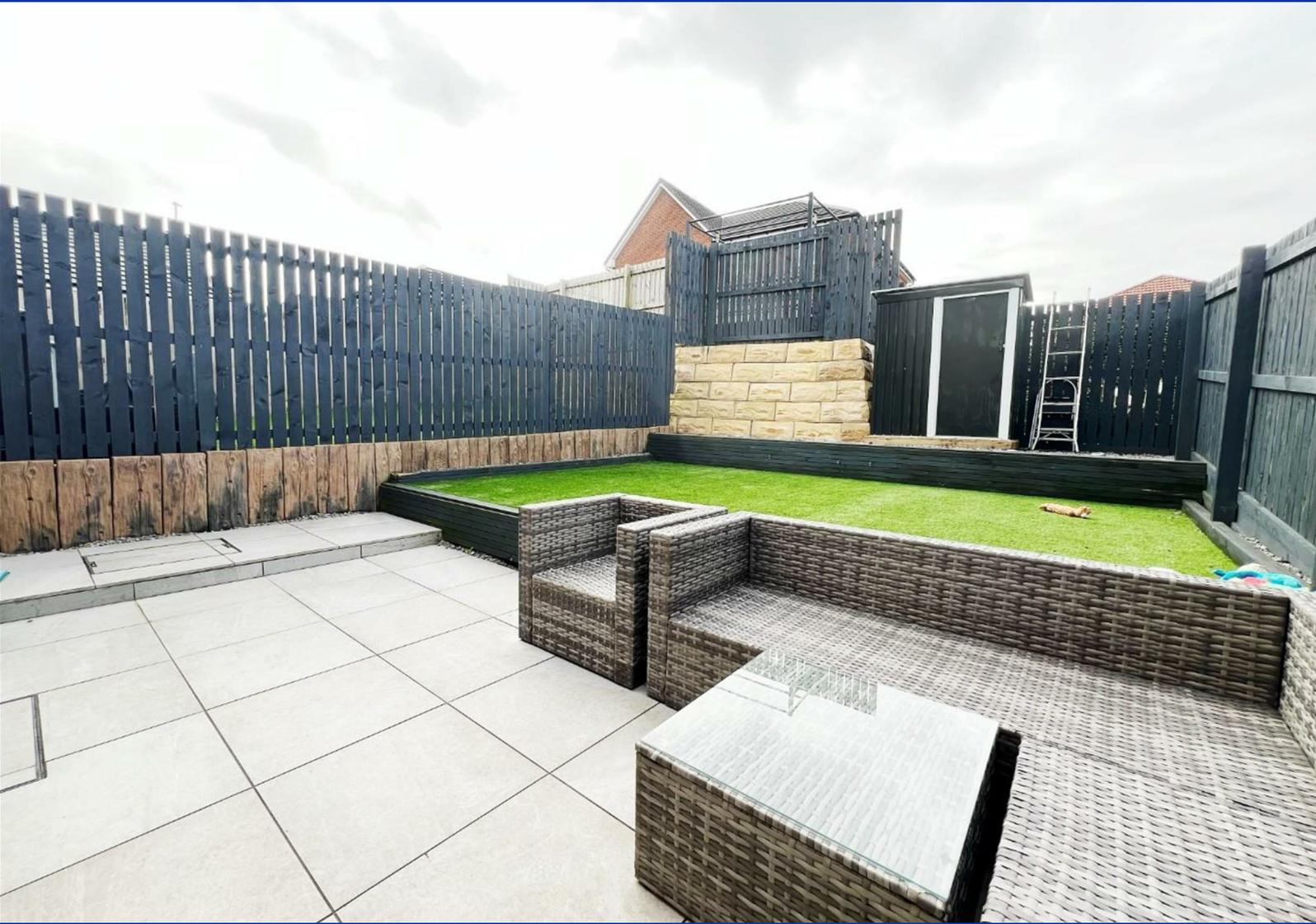
Externally
To the front elevation is a double block paved driveway and to the rear is a beautiful enclosed landscaped garden.

Agents Notes
Council Tax: Durham County Council, Band B
Tenure: Freehold
Property Construction – Standard
Estate Management - Green £120 PA Roughly.
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
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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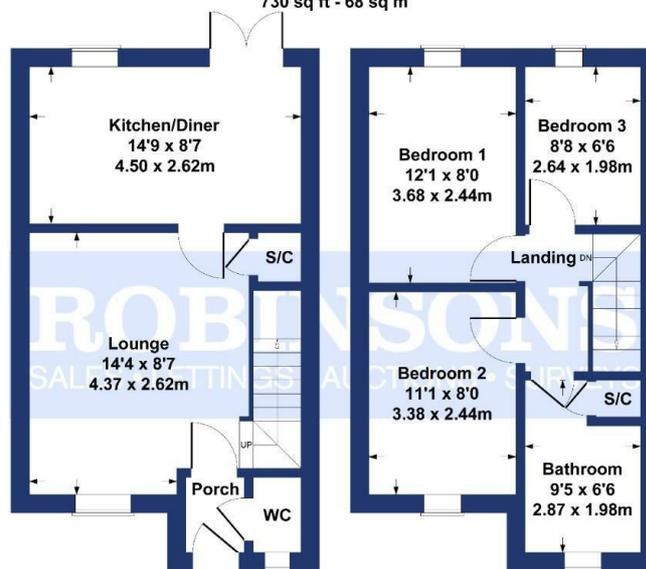
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Allington Close

Approximate Gross Internal Area
730 sq ft - 68 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 |
| | 96 |
| 84 | |

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.

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