



Lyne Road, Spennymoor, DL16 7AF
2 Bed - Bungalow - Detached
£119,950

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***RARE TO THE MARKET ***

Robinsons are delighted to present this rarely available two-bedroom detached bungalow, offered to the market with no upper chain. Situated on the outskirts of Spennymoor, the property enjoys an excellent location just a short walk from local bus routes, while Spennymoor Town Centre and its wide range of amenities are approximately one mile away.

The bungalow benefits from UPVC double glazing, gas central heating, and spacious accommodation throughout, making it an ideal purchase for a buy-to-let investor, a retired couple, or anyone looking to downsize to a well-positioned and low-maintenance home.

Internally, the property briefly comprises a welcoming entrance porch leading into a bright and generous lounge, a well-presented kitchen, a useful rear lobby, two double bedrooms, and a modern shower room.

Externally, the front features an easy-to-maintain garden, while the rear boasts a larger-than-average garden with a patio area, offering a pleasant space for relaxation or outdoor entertaining. This charming bungalow presents a fantastic opportunity in a sought-after location, and early viewing is highly recommended.

Porch

Quality flooring, access to lounge

Lounge

16'4 x 15'7 (4.98m x 4.75m)

UPVC window, radiator, quality flooring

Kitchen

12'2 x 8'0 (3.71m x 2.44m)

Modern wall and base units, stainless steel sink with drainer, gas cooker point, plumbed for washing machine, space for fridge freezer, UPVC window, tiled splash backs

Rear Lobby

8'2 x 6'2 (2.49m x 1.88m)

Access to front and rear

UPVC window and radiator

Inner Hall

Access to bedrooms and shower room

Bedroom One

12'5 x 11'0 (3.78m x 3.35m)

UPVC window, Radiator, fitted wardrobes, quality flooring

Bedroom Two

10'9 x 9'7 (3.28m x 2.92m)

UPVC window, radiator, fitted wardrobes, quality flooring

Shower Room

8'6 x 6'8 (2.59m x 2.03m)

Double shower cubicle, wash hand basin, w/c, UPVC window, extractor fan, Loft Access, Storage base units, Chrome towel radiator.

Externally

To the front elevation is an easy to maintain garden, while to the rear there is a large enclosed garden and patio area

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £ TBC

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Non-Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – NA

Probate – granted

Rights & Easements – None known, check with seller

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 – check with seller

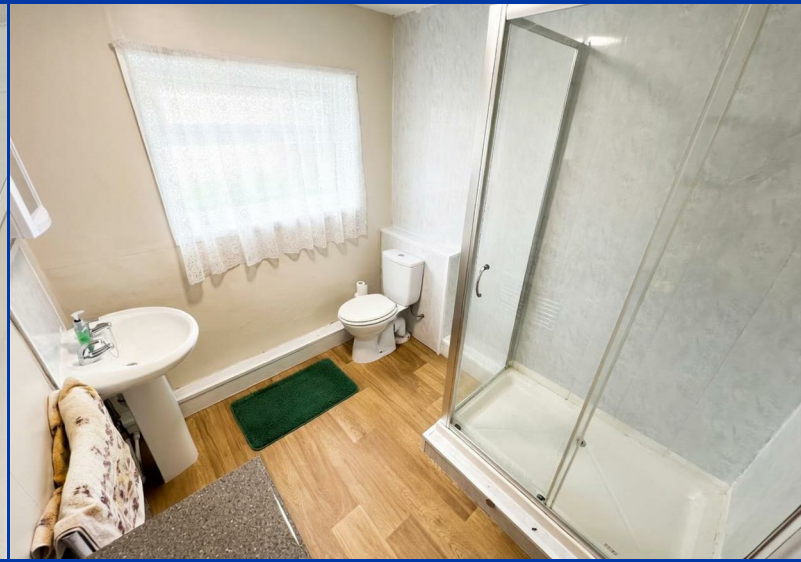
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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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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		
England & Wales		
EU Directive 2002/91/EC		

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