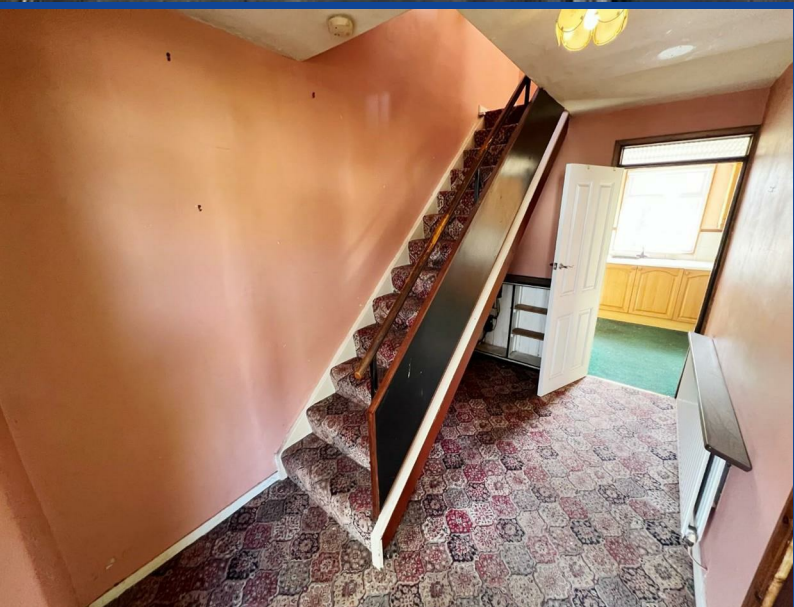




Wood Vue, Spennymoor, DL16 6RZ
3 Bed - House - Semi-Detached
£69,950

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Robinsons are delighted to present this spacious three-bedroom semi-detached home, located on Wood Vue a highly sought-after residential area close to Spennymoor Town Centre. The property benefits from convenient access to a wide range of shopping and leisure amenities, along with excellent transport links to Durham, Darlington, and nearby bus routes just a few minutes' walk away. Early viewing is strongly recommended. This home offers an excellent investment opportunity and boasts several key features, including a generous lounge, ample storage throughout, ground-floor W/C, well-sized kitchen with separate dining room, off-road parking, garage, front and rear gardens, and UPVC double glazing.

In brief, the accommodation comprises an entrance hallway, spacious lounge, separate dining room, and fitted kitchen with access to the garage and ground-floor W/C. To the first floor are three bedrooms and a family bathroom. Externally, the front elevation features an enclosed garden and hard-standing driveway leading to the garage, while the rear enjoys a large enclosed garden with patio area. Early viewing is again highly recommended.

EPC Rating C
Council Tax Band A

Porch

Storage cupboard, access to hallway

Hallway

Radiator, staircase to first floor

Lounge

13'8 x 12'0 (4.17m x 3.66m)

Upvc window, radiator, multi fuel fire

Dining Room

10'3 x 8'5 (3.12m x 2.57m)

Radiator, Sliding doors to rear

Kitchen

10'3 x 8'5 (3.12m x 2.57m)

Wall & Base units, sink with mixer tap & drainer, integrated oven, hob, extractor fan, radiator, upvc window, tiled splash backs, access to garage

Landing

Upvc window, loft access

Bedroom One

12'1 x 12'1 (3.68m x 3.68m)

Upvc window, radiator, fitted wardrobe

Bedroom Two

13'5 x 8'5 (4.09m x 2.57m)

Fitted wardrobe, radiator, upvc window

Bedroom Three

9'1 x 8'5 (2.77m x 2.57m)

Upvc window, radiator

Bathroom

Panelled bath with shower over, wash hand basin, tiled splashbacks, w/c upvc window, radiator,

Externally

To the front elevation is an easy to maintain garden & garage. Whilst to the rear there is an enclosed garden and hard standing area

Garage

21'2 x 8'7 (6.45m x 2.62m)

Radiator & w/c

Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

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>

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.

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Please advise all parties making an offer that, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.



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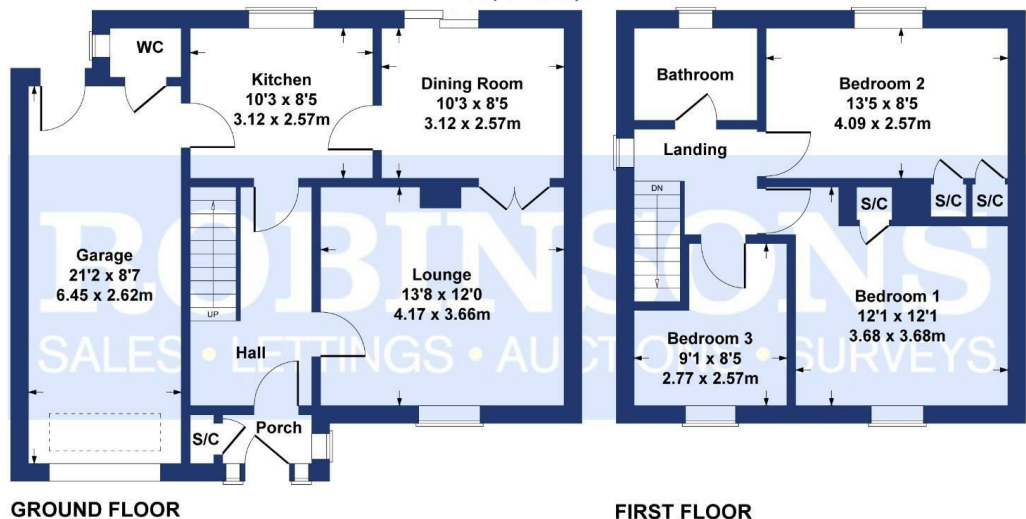
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wood Vue

Approximate Gross Internal Area
1118 sq ft - 104 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		84
(69-80) C	72	
(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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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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