



Watson Park, DL16 6NB
3 Bed - House - Townhouse
£159,950

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Robinsons are delighted to present to the market this beautifully maintained home, offering three double bedrooms and pleasantly positioned on the edge of the highly sought after, family friendly Durham Gate development on Watson Park. Ideally situated, the property provides convenient access to a wide range of local amenities in and around Spennymoor, including shops, schools and restaurants, making it a perfect choice for families looking to secure a well cared for home in a popular location.

This generously proportioned property also benefits from excellent transport links to major road networks including the A1 and A19, and is ideally placed for commuting to Durham City, Darlington and Teesside. The home is the desirable Greyfriars design, built by Persimmon Homes, and has been lovingly maintained by the current owners. It will appeal to a variety of buyers, including first time buyers, families and investors.

In brief, the accommodation comprises an entrance hallway with access to a ground floor cloakroom and WC, a spacious breakfasting kitchen and a separate study or playroom. To the first floor, the landing leads to a lovely lounge featuring a Juliet balcony to the front, along with the master bedroom complete with En Suite facilities. The second floor hosts two further double bedrooms and a family bathroom. Externally, the property offers a low maintenance forecourt to the front, and a good sized rear garden with access to the driveway and garage.

EPC Rating - tbc
Council Tax Band- C

Hallway

Radiator, quality flooring, stairs to 1st floor

W/C

w/c, wash hand basin, radiator, extractor fan

Kitchen/diner

13'1 x 12'10 (3.99m x 3.91m)

Modern wall & base units, integrated oven hob, extractor fan, dishwasher, washing machine, stainless steel sink with mixer tap & drainer, space for dining room table, quality flooring, storage cupboard, UPVC windows, space for fridge/freezer, radiator, french doors leading to rear garden, spot lights

Study/playroom

9'11 x 8'11 (3.02m x 2.72m)

Quality flooring, UPVC windows, radiator

Landing

Spot lights, stairs to second floor

Lounge

13'1 x 9'2 (3.99m x 2.79m)

UPVC window, radiator, Juliet balcony

Bedroom 1

13'1 x 9'5 (3.99m x 2.87m)

UOVC windows, radiator, quality flooring

Ensuite

Shower cubicle, wash hand basin, w/c, extractor fan, tiled effect flooring & splash backs

Second floor landing

Quality flooring, airing cupboard

Bedroom two

13'1 x 10'2 (3.99m x 3.10m)

UPVC windows, radiator

Bedroom three

13'1 x 9'7 (3.99m x 2.92m)

UPVC windows, radiator, quality flooring, loft access via pull down ladder which is partially boarded

Bathroom

White panelled bath, wash hand basin, w/c, chrome towel radiator, extractor fan, tiled splash backs

Externally

To the front elevation is an easy to maintain forecourt, while to the rear there is a pleasant enclosed garden which gives access to a driveway & garage.

Agent notes

Council Tax: Durham County Council, Band C

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 – 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>

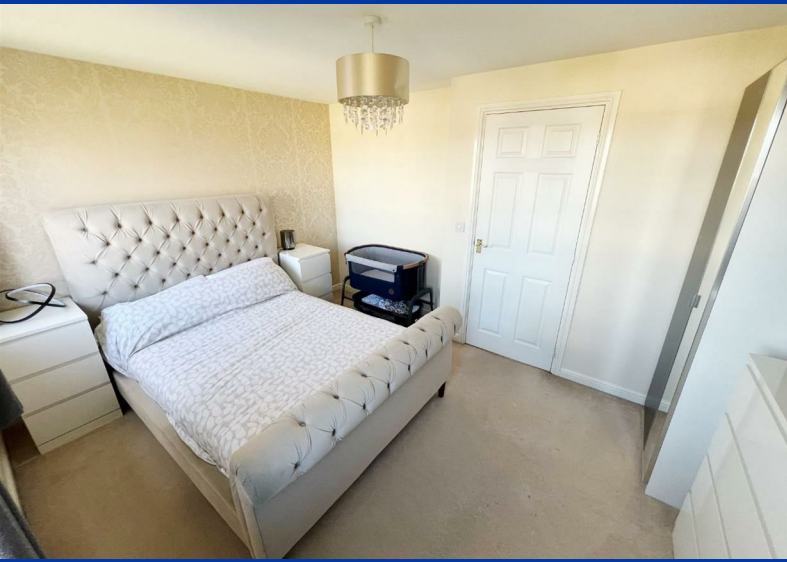
Protected Trees – None known

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.

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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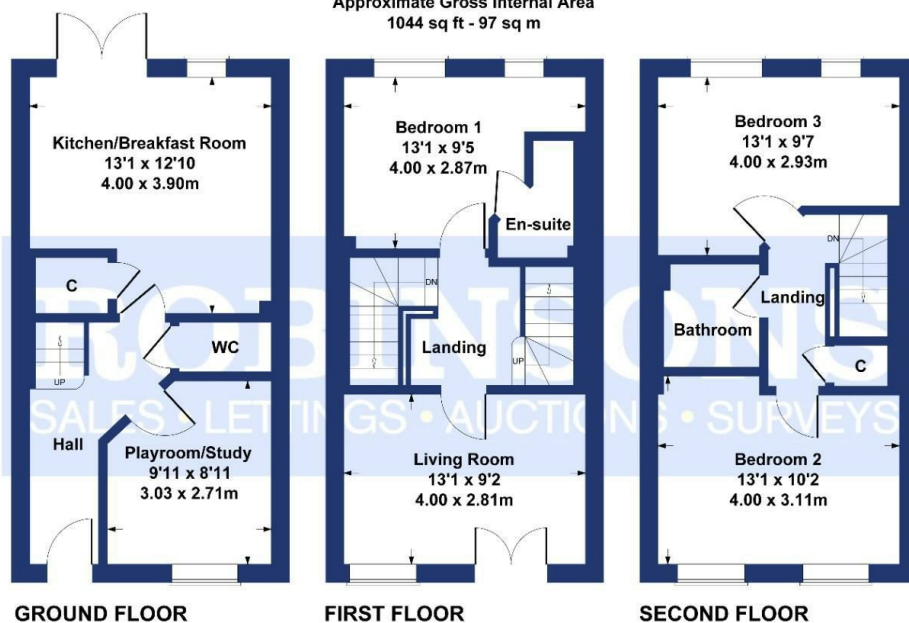
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Watson Park Spennymoor, DL16 6NB

Approximate Gross Internal Area
1044 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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
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.

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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