



**Dalton Wynd, Spennymoor, DL16 6FP**  
**3 Bed - House - Detached**  
**Offers Over £209,950**

**ROBINSONS**  
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Robinsons are delighted to offer the market this well presented THREE BEDROOM DETACHED home, situated pleasantly on Dalton Wynd within the highly sought after, family orientated location of Durham Gate. This well proportioned residence is tastefully decorated throughout & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around Spennymoor itself & within excellent commuting distance to all major road networks & bus routes,

The floorplan briefly comprises of - ENTRANCE HALL with staircase to FIRST FLOOR, spacious LOUNGE with French doors overlooking rear GARDEN. Attractive KITCHEN, separate dining room, Ground floor W/C to the FIRST FLOOR, there is three good sized bedrooms, MASTER BEDROOM WITH EN SUITE FACILITIES & fitted wardrobes, attractive FAMILY BATHROOM. Externally, to front elevation is an easy to maintain garden and double driveway which leads to a integral garage, while to the rear there is a large enclosed garden and patio.

EPC Rating B  
Council Tax Band C

#### Hallway

Radiator, stairs to first floor.

#### W/C

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

#### Lounge

14'1 x 10'4 (4.29m x 3.15m )

UPVC window, radiator, french doors leading to rear.

#### Dining Room

10'1 x 8'6 (3.07m x 2.59m)

UPVC window, radiator.

#### Kitchen

9'6 x 9'7 (2.90m x 2.92m )

Modern wall and base units, integrated fridge freezer, washing machine, dishwasher, oven, hob, extractor fan, tiled splashbacks, stainless steel sink with mixer tap, spot lights, radiator, uPVC window.

#### Landing

Loft access, radiator, airing cupboard.

#### Bedroom One

11'7 x 9'7 max points (3.53m x 2.92m max points)

Fitted wardrobe, radiator, uPVC window.

#### En-Suite

Shower cubicle, wash hand basin, W/C, uPVC window, extractor fan, radiator.

#### Bedroom Two

11'7 x 9'7 max points (3.53m x 2.92m max points )

UPVC window, radiator.

#### Bedroom Three

9'8 x 6'8 (2.95m x 2.03m )

Fitted wardrobes, radiator, uPVC window.

#### Bathroom

White panelled bath, wash hand basin, tiled splashback, W/C, uPVC window, radiator.

#### Externally

To the front elevation there is an easy to maintain garden and double driveway leading to the garage. While to the rear, there is a good sized enclosed garden with a decked area.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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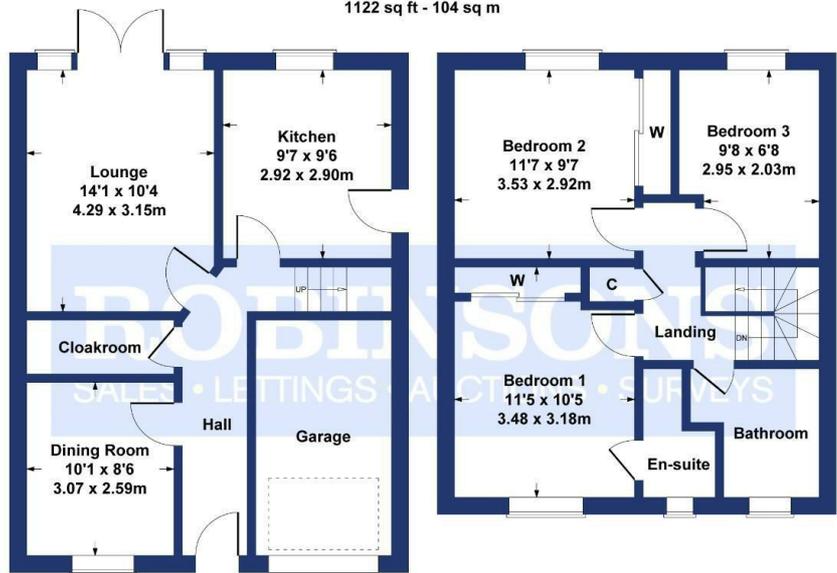
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## Dalton Wynd

Approximate Gross Internal Area  
1122 sq ft - 104 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. 2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	94		

Energy Efficiency Rating: 83 (Current), 94 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential).

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

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45 Front Street  
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T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

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DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

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