



Allerton Way, Spennymoor, DL16 7FQ
2 Bed - House - End Terrace
Offers In The Region Of £129,950

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Situated in the highly desirable Allerton Way in Spennymoor, within the popular Burton Woods development, this charming end-terrace home perfectly combines comfort and convenience. Offering two generously sized bedrooms, it is ideally suited to small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a bright and spacious open-plan ground floor, thoughtfully designed to create a seamless flow between the living and kitchen areas. This versatile layout enhances both space and natural light, providing an ideal setting for modern living — whether relaxing at home or entertaining guests. The contemporary kitchen is stylishly fitted and benefits from a full range of integrated appliances, all set within this open and sociable environment. The home also features two bathrooms, offering excellent practicality and convenience for day-to-day living — an increasingly sought-after feature.

Externally, the property benefits from off-street parking for one vehicle, ensuring both ease and security. The location is a particular highlight, with a variety of local amenities, schools, and parks all within easy reach, making it perfect for everyday living. In summary, this property on Allerton Way presents a fantastic opportunity to become part of a welcoming community. With its open-plan design, attractive features, and prime location, it would make an excellent choice for your next home.

EPC Rating: B
Council Tax Band: B

Hall
Radiator

W/C
W/C, Wash hand basin, radiator, Upvc window,

Open plan Lounge / Kitchen
23'5 x 12'8 (7.14m x 3.86m)
Morden wall and base units, integrated oven, hob, extractor fan, fridge / freezer, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, storage cupboard, radiators, Upvc windows, French doors leading to rear, space for sofa, space for dining room table and stairs to first floor.

Landing
Loft access

Bedroom One
12'9 x 7'8 (3.89m x 2.34m)
Upvc windows, radiator.

Bedroom Two
12'8 x 8'8 (3.86m x 2.64m)
Upvc window, radiator, storage cupboard.

Bathroom
White panelled bath with shower over, wash hand basin, W/C, radiator, extractor fan.

Externally
To the front elevation is a good sized block paved driveway, while to the rear there is a enclosed 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	83
(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

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

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

11 Cheapside
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@robinsonswynyrd.co.uk

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

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