



Keldmere, Spennymoor, DL16 6UP
3 Bed - House - Semi-Detached
£170,000

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Nestled within the sought-after Keldmere area of Spennymoor, this superbly presented extended three-bedroom semi-detached home is a true credit to its current owners. Offering stylish, modern accommodation throughout, the property is ideally suited to family living and is located on the popular Greenways Development, close to local schools, shops, bus routes, and Jubilee Park.

Spennymoor Town Centre is within easy reach and provides a wide range of amenities, while excellent transport links via the A1(M) and A19 offer convenient access to Durham, Darlington, Teesside, and beyond.

The home has been thoughtfully improved over the years and features a stunning modern kitchen with integrated appliances, a spacious conservatory, a dedicated home office, a contemporary family bathroom, and a large enclosed rear garden. Further benefits include UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, modern fitted kitchen opening into the conservatory, and a ground-floor home office. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

Externally, there is a low-maintenance front garden, driveway providing off-road parking, and access to an extended garage. To the rear, a beautifully landscaped enclosed garden provides the perfect space for relaxing and entertaining.

Combining excellent presentation, generous living space, and a highly desirable location, this outstanding family home must be viewed to be fully appreciated. Early viewing is strongly recommended.

EPC Rating TBC
Council Tax Band B

Porch

Upvc windows, access to hall

Hallway

Quality flooring, radiator, stairs to first floor and access to lounge

Lounge

13'1 x 12'3 (3.99m x 3.73m)

Upvc window, radiator, quality flooring.

Kitchen / Diner

15'6 x 10'8 (4.72m x 3.25m)

Stunning white wall and basin units, oven, hob, extractor fan, microwave, plumbed for washing machine, plumbed for dishwasher, space for dining room table, radiator, tiled flooring, granite worktops, stylish sink with mixer tap and drainer, airing cupboard, under counter lighting.

Home office

7'3 x 7'2 (2.21m x 2.18m)

Upvc window, radiator, wall and base units, desk.

Conservatory

19'5 x 14'9 (5.92m x 4.50m)

Quality flooring, radiator, Upvc windows, French doors leading to rear. large storage cupboard.

Landing

Upvc window, quality flooring, loft access,

Bedroom One

13'3 x 8'8 + robes (4.04m x 2.64m + robes)

Upvc windows, fitted wardrobes, radiator.

Bedroom Two

9'1 x 9'1 (2.77m x 2.77m)

Upvc window, radiator, storage cupboard

Bedroom Three

10'2 x 6'4 (3.10m x 1.93m)

Upvc window, radiator, storage cupboard

Bathroom

White panelled bath with shower over, wash hand basin, w/c, tiled splash backs, radiator, Upvc window.

Externally

To the front elevation, is a easy to maintain garden, driveway and garage, while to the rear there is a larger than average than average garden and patio.

Garage

22'2 x 9'2 (6.76m x 2.79m)

Electric Door, power, lighting

Agents Notes

Council Tax: Durham County Council, Band B

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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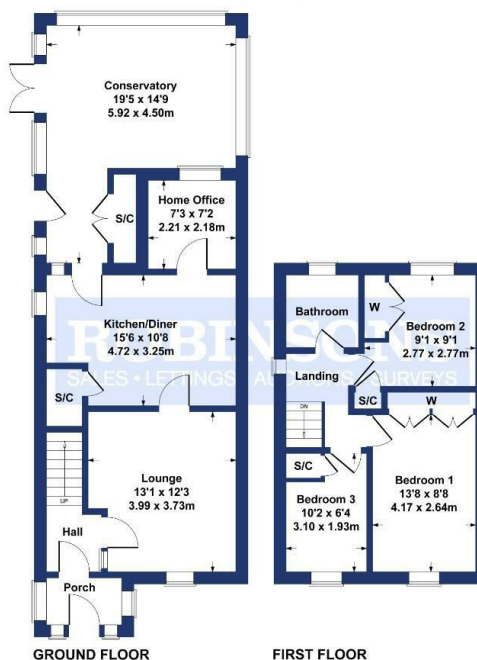
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Keldmere
Approximate Gross Internal Area
1095 sq ft - 102 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. 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		
England & Wales EU Directive 2002/91/EC		

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