



**Glaisdale, Spennymoor, DL16 6SE**  
**3 Bed - House - Semi-Detached**  
**Asking Price £159,950**

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Highly desirable area! Book a viewing now to avoid disappointment!

Robinsons are delighted to offer to the market this three bedroom semi-detached family home located on Glaisdale, within the ever-popular Greenways development. The area is less than a ten/twenty minute walk from Spennymoor Town Centre and its many amenities, and Jubilee Park is just a few minutes away.

This well situated property is ideal for a range of buyers, including first-time purchasers, investors, and growing families. It also benefits from uPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance porch, hallway, and a spacious open-plan lounge and dining room, with the kitchen completing the ground floor layout. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom.

Externally, the property features an easy-to-maintain front garden and a driveway leading to a single garage. To the rear, there is a good-sized garden with a patio area, offering a pleasant outdoor space. Given its location and features, early viewing is recommended to avoid disappointment.

EPC Rating: TBC  
Council Tax Band: B

#### Porch

Tiled flooring, Upvc window, storage cupboard.

#### Hallway

Radiator, stairs to first floor.

#### Lounge

24'3 x 11'6 max points (7.39m x 3.51m max points )

Upvc Bay Window, Radiators, gas fire and surround, Upvc window.

#### Kitchen / Diner

15'9 x 12'9 max points (4.80m x 3.89m max points )

Wall and base units integrated double, hob, extractor fan , fridge, plumbed for dishwasher, wood effect flooring, sink with mixer tap, Upvc window, radiator, French doors leading to rear garden, access to garage.

#### Landing

Upvc window, Airing cupboard, loft access

#### Bedroom One

12'6 x 11'5 max points (3.81m x 3.48m max points )

Upvc window, radiator.

#### Bedroom Two

11'7 x 10'1 max points (3.53m x 3.07m max points )

Fitted wardrobes, radiator, Upvc window

#### Bedroom Three.

7'7 x 7'3 (2.31m x 2.21m )

Upvc window, radiator.

#### Bathroom

Bath with shower over, wash hand basin, W/C, fully tiled, Upvc window, chrome towel radiator.

#### Externally

To the front elevation is a easy to maintain garden and driveway which leads to a larger than average garage, while to the rear there is a good sized enclosed garden and patio

#### Garage

20 x 10'7 (6.10m x 3.23m )

Power, lighting, plumbed for washing machine.

#### Agents Notes

Council Tax: Durham County Council, Band A

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

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>

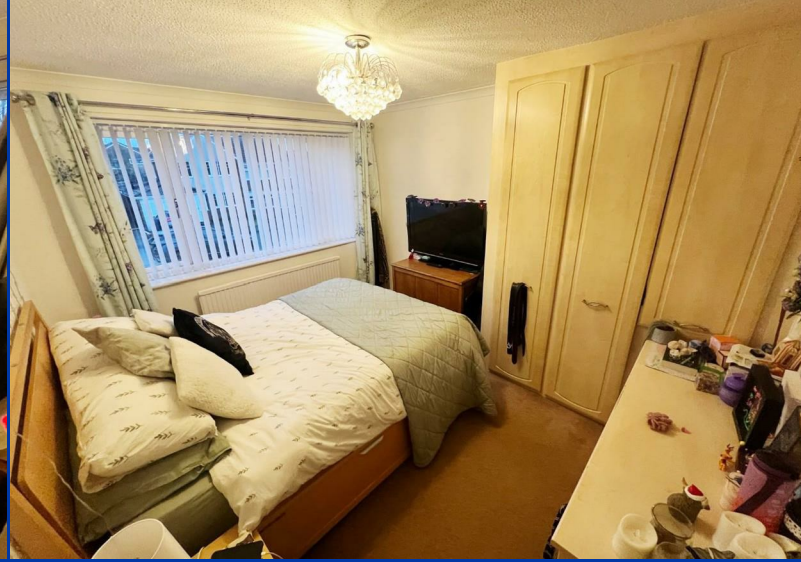
Protected Trees – None known

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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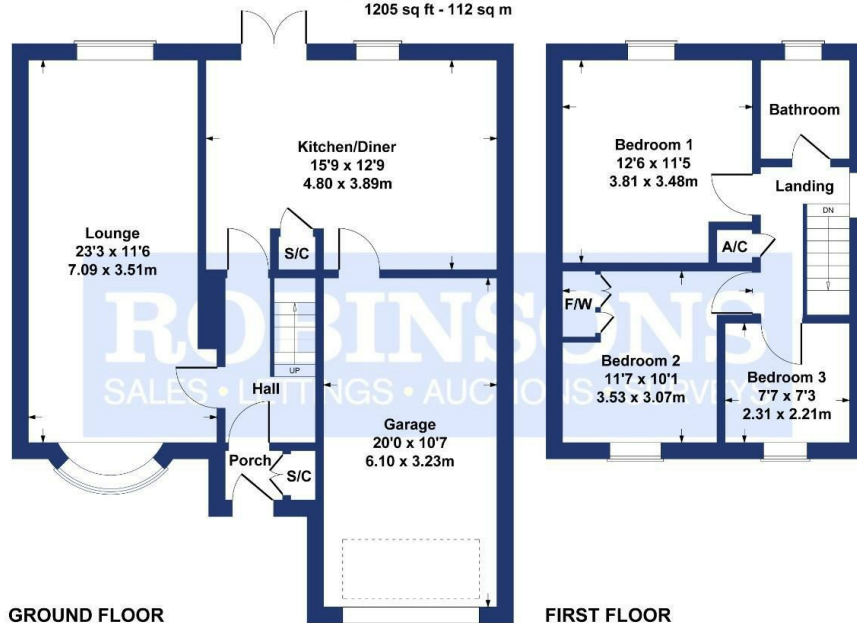
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Dedicated Property Manager

## Glaisdale, Spennymoor

Approximate Gross Internal Area  
1205 sq ft - 112 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>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@robinsonscsls.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  
DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.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

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.



# ROBINSONS

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk