

Lyne Road, DL16 7AE  
2 Bed - House - Semi-Detached  
Offers Over £109,950

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Robinsons are delighted to offer to the market with no onward chain this recently refurbished two bedroom semi detached property, which is immaculately presented throughout and a credit to its current owners for its style and class throughout. In our opinion the property would suit a variety of purchasers including the first time buyer and is conveniently located for local shops, bus routes and schools, this deceptively spacious residence ticks all the boxes for the modern buyer, has easy access to all of the immediate amenities offered in & around Spennymoor itself & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. The property has an endless amount of benefits and some of the key features are stunning kitchen, modern bathroom, conservatory, easy to maintain gardens, new floor covering throughout, UPVC double glazing and gas central heating. Giving all of the above early viewing is advised to avoid any disappointment.

The property briefly comprises of entrance, hall, spacious lounge, beautiful and new kitchen with integrated appliances, large conservatory, to the first floor is two double bedrooms and family bathroom. Externally to the front elevation is a driveway and pebbled garden which could easily make a double driveway subject to the correct planning, while to the rear there is lovely, private and easy to maintain garden and patio.

#### Hall

Radiator, stairs to first floor

#### Lounge

13'0 x 12'1 (3.96m x 3.68m)

Quality flooring, radiator, UPVC window, storage cupboard

#### Kitchen/diner

16'3 x 6'8 (4.95m x 2.03m)

Stunning modern wall and base units, integrated oven, hob, extractor fan, plumbing for washing machine, stainless steel sink unit with mixer tap and drainer, UPVC windows, feature radiator, space for small dining table, space for fridge freezer, tiled splashbacks, under counter lighting.

#### Conservatory

12'8 x 11'3 (3.86m x 3.43m)

UPVC windows tiled flooring, double radiators, French doors leading to rear

#### landing

UPVC window, loft access

#### Bedroom One

11'4 x 8'7 (3.45m x 2.62m)

Large storage cupboard, fitted wardrobes, quality flooring UPVC window

#### Bedroom Two

10'5 x 9'0 (3.18m x 2.74m)

UPVC windows, radiator, quality flooring, fitted wardrobes

#### Bathroom

White panelled bath with shower over, wash hand basin, w/c, modern feature radiator, UPVC window

#### Externally

To the front elevation is an easy to maintain garden and driveway, while to the rear there is a lovely enclosed garden and patio

#### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Ultra-fast 9000Mbps\*

Mobile Signal: Good EE/O2/Three/Vodafone

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £TBC

Energy Rating: D

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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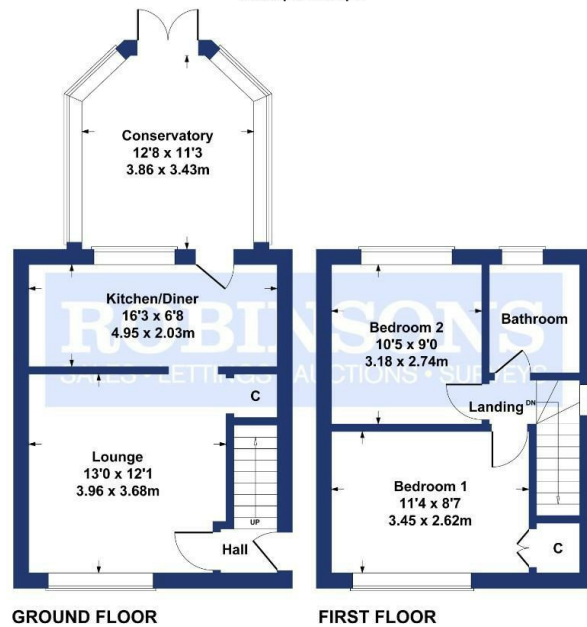
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## Lyne Road, Spennymoor

Approximate Gross Internal Area  
800 sq ft - 74 sq m



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		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		66	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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T: 0191 386 2777 (Sales)

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### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

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E: info@robinsonsdurham.co.uk

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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

11 Cheapside  
DH16 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@wynyardfineandcountry.co.uk

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