

Woodward Road, Spennymoor, DL16 7US
4 Bed - House - Townhouse
£165,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

****No Onward Chain****

Robinsons are delighted to offer to the market this SPACIOUS and sensibly priced FOUR BEDROOM TOWN HOUSE Which sits on the popular and pleasant Merrington Park Development built by Barratt Homes. This superb family home is still under the NHBC Guarantee and should be viewed internally to appreciate the accommodation on offer as this beautiful spacious home and would be the perfect home for a growing family. Ideal for the commuter travelling to nearby Darlington, Durham City and Teesside and Spennymoor town centre, local amenities and schools which lie just over a mile away. The property benefits from quality kitchen and bathrooms, well presented garden, double driveway, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of entrance hall, cloakroom/W/C, superb kitchen / dining room and bedroom Four, whilst to the first floor there is the well-proportioned master bedroom with en-suite and the spacious lounge. To the second floor is two double bedrooms and family bathroom. Externally the property to the front has a double driveway, while to the rear is a nice sized garden and decked area. In more detail the accommodation comprises of

EPC Rating B
Council Tax Band C

Hallway

Radiator, storage cupboard.

W/C

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

Bedroom Four

9'0 x 6'1 (2.74m x 1.85m)

UPVC window, radiator.

Kitchen/Diner

20'0 x 12'8 (6.10m x 3.86m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, space for fridge freezer, space for dining room table, french doors leading to rear, radiator, storage cupboard.

Landing

Radiator, stairs to first floor.

Lounge

11'9 x 12'9 max points (3.58m x 3.89m max points)

UPVC window, radiator.

Bedroom One

12'8 x 10'0 (3.86m x 3.05m)

UPVC window, radiator.

En-Suite

Double shower cubicle, wash hand basin, W/C, uPVC window, extractor fan, tiled splashbacks.

Second Floor Landing

Radiator, loft access.

Bedroom Two

12'9 x 11'5 max points (3.89m x 3.48m max points)

Velux windows, radiator, storage cupboard.

Bedroom Three

12'9 x 10'1 max points (3.89m x 3.07m max points)

UPVC window, radiator, storage cupboard.

Bathroom

Panelled bath, wash hand basin, W/C, uPVC window, radiator, tiled splashbacks, extractor fan.

Externally

To the front elevation is a double block paved driveway. While to the rear there is a lovely enclosed garden and decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal: Good

Tenure: Freehold

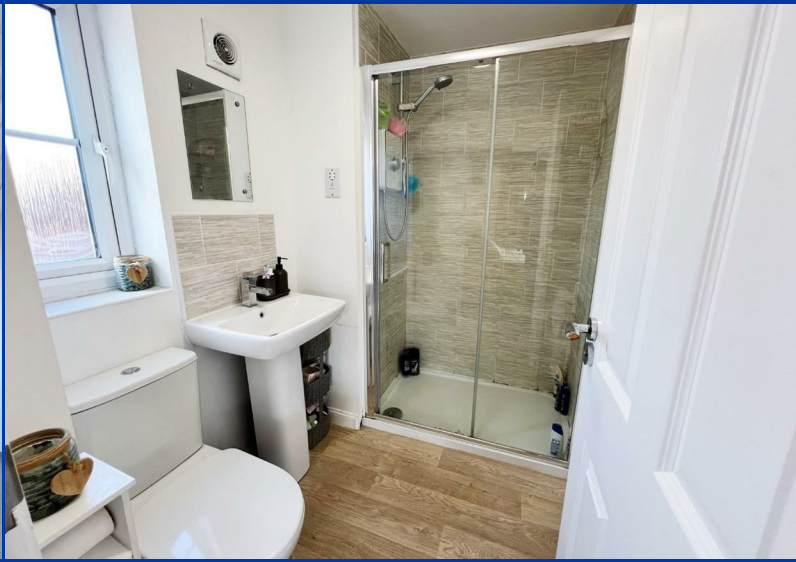
Council Tax: Durham County Council, Band: C approx.

£2,271.95 pa

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.

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

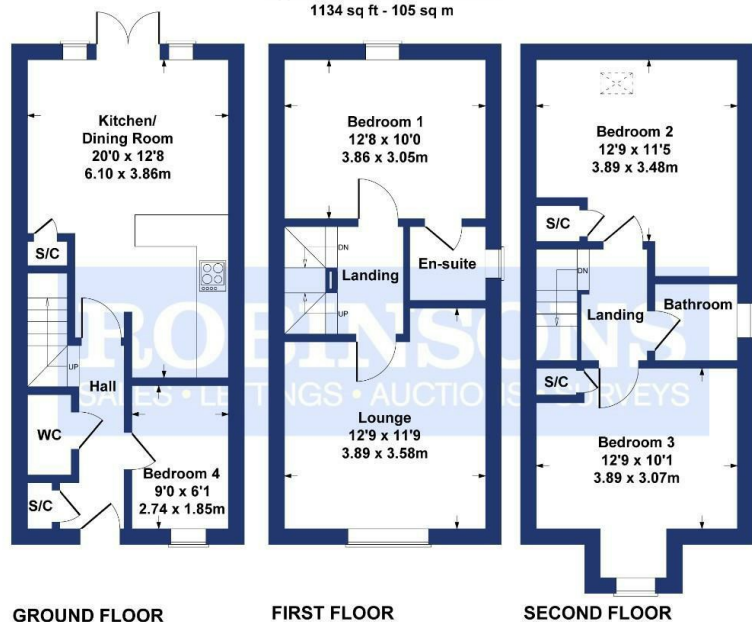
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodward Road

Approximate Gross Internal Area
1134 sq ft - 105 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			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
13-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		84	94
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/m²/yr A			
81-104 g/m²/yr B			
65-80 g/m²/yr C			
50-64 g/m²/yr D			
35-49 g/m²/yr E			
21-34 g/m²/yr F			
13-20 g/m²/yr G			
Not environmentally friendly - higher CO ₂ emissions			
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@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

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

SALES • LETTINGS • AUCTIONS

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