



Whitworth Terrace, Spennymoor, DL16 7LE  
3 Bed - House - Mid Terrace  
£95,000

**ROBINSONS**  
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Robinsons are delighted to offer to the market this SYLISH, STUNNING & SPACIOUS THREE BEDROOM TERRACED FAMILY HOME which is located on Whitworth Terrace, only a stones throw away from local shops, schools and bus services and only a short walk from Spennymoor town centre where there are a wider range of shopping and leisure facilities. This lovely home has an endless amount of benefits and some of its keys features are modern fitted kitchen and bathrooms, tastefully decorated throughout, ample living space, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. In our opinion the property would be suitable for a variety of purchasers including the growing family and first time buyers.

The property briefly comprises ENTRANCE VESTIBULE, HALLWAY, SPACIOUS LOUNGE with feature fire surround, SEPARATE DINING ROOM, MODERN WHITE FITTED KITCHEN and FAMILY BATHROOM. Whilst to the first floor THREE WELL PROPORTIONED BEDROOMS. Externally the property enjoys front forecourt garden and ENCLOSED YARD to the rear. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT. In more detail the accommodation comprises of

EPC Rating D  
Council Tax Band A

#### Entrance Hall

Wood effect flooring, radiator, stairs to the 1st floor.

#### Lounge

12'4" x 11'8" (3.76 x 3.56)

Wood effect flooring, uPVC bay window, radiator.

#### Dining room

12'2" x 12'0" (3.71 x 3.66)

Wood effect flooring, uPVC window, radiator,

#### Kitchen

10'8" x 8'4" (3.25 x 2.54)

Fitted with a modern range of white wall and base units, contrasting work surfaces, stylish stainless steel sink unit with drainer, plumbing for automatic washing machine, gas cooking points, smart tiled effect flooring, radiator, upvc windows, large storage cupboard and access to rear yard.

#### Downstairs Bathroom

Modern suite with panelled bath with shower over, wc, wash hand basin, extractor fan, airing cupboard, radiator and upvc window.

#### Landing

UPVC windows and loft access.

#### Bedroom One

11'8" x 10'7" (3.56 x 3.23)

Radiator and upvc window.

#### Bedroom Two

12'0" x 9'9" max measurements (3.66 x 2.97 max measurements)

Upvc window, radiator.

#### Bedroom Three

11'9" x 5'1" (3.58 x 1.55)

Upvc window, radiator and fitted wardrobe.

#### Externally

To the front of the property there is a forecourt garden area, while to the rear there is a good sized rear yard.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£1,703.96 p.a

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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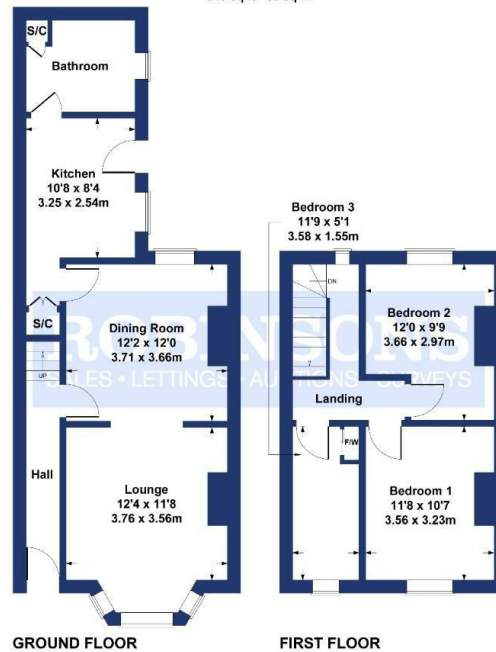
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Whitworth Terrace**  
Approximate Gross Internal Area  
916 sq ft - 85 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. 2025

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>	<b>73</b>
(55-68) <b>D</b>	<b>57</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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