



Woodward Road, Spennymoor, DL16 7US
3 Bed - House - End Terrace
£159,950

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Robinsons are pleased to present this beautifully maintained family home, occupying an attractive plot that is sure to appeal to a wide range of buyers, from first-time purchasers to growing families. Ideally located on the popular Merrington Park development, the property sits on the outskirts of Spennymoor town centre, with local schools, amenities, and bus routes all within approximately half a mile.

Internal inspection is highly recommended to fully appreciate the quality and space on offer. The home benefits from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

The accommodation briefly comprises: WELCOMING ENTRANCE HALLWAY, CLOAK ROOM/WC, SPACIOUS LOUNGE and a SUPERB KITCHEN/DINER with French doors that open out to the rear garden.

To the first floor are THREE BEDROOMS, MASTER BEDROOM WITH EN-SUITE and a MODERN FAMILY BATHROOM. Externally the property offers an easy to maintain forecourt, while the rear boasts a ENCLOSED GARDEN which is perfect for families and outdoor entertaining along with a parking bay.

EPC Rating: B
Council Tax Band: B

Entrance Hallway

With central heating radiator and stairs leading to first floor.

CLOAKS/WC

With wc, extractor fan and wash hand basin.

Lounge

16'11"9 (5.16m x 2.74m)

With central heating radiator and upvc window.

Kitchen/Diner

15'1" x 10'5 (4.60m x 3.18m)

Fitted with a range of wall and base units, sink unit with tap and drainer, integrated double oven, hob, extractor fan, dishwasher, plumbing for an automatic washing machine, space for dining room table, storage cupboard, upvc window and french doors to rear garden.

First Floor

Landing

With storage cupboard, central heating radiator and access to loft space.

Bedroom 1

13'7" x 8'5 (4.14m x 2.57m)

With fitted wardrobes, central heating radiator and upvc window.

En-Suite

Double shower cubicle, wc, wash hand basin, tiled splash backs, extractor fan and central heating radiator.

Bedroom 2

10'2" x 8'5 (3.10m x 2.57m)

With central heating radiator and upvc window.

Bedroom 3

8'7" x 6'3 (2.62m x 1.91m)

With central heating radiator and upvc window.

Bathroom

Three piece suite comprising panelled bath with shower over, wash hand basin, wc, tiled splash backs, central heating radiator and upvc window.

Externally

To the front of the property is an easy to maintain forecourt garden. To the rear there is a good sized garden with patio area which leads to a parking bay.

Agents Notes

Council Tax: Durham County Council, Band B - Approx £2,077.79 pa

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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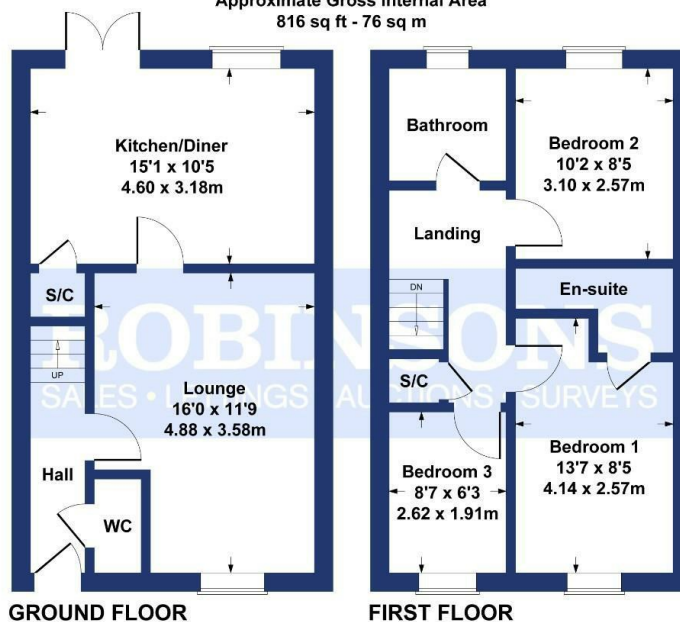
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodward Road
Approximate Gross Internal Area
816 sq ft - 76 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		96
(81-91) B	83	
(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		

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@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.



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