



Deneside, Spennymoor, DL16 6RD
3 Bed - House - Mid Terrace
£85,000

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Robinsons are delighted to bring to the market this LARGER THAN AVERAGE THREE BEDROOM MID LINK HOUSE, offered with no onward chain, and situated in the popular Deneside area of Spennymoor. Ideally positioned, the home provides easy access to Spennymoor town centre, local schools, and a range of amenities, while also being well suited to commuters travelling to Durham City, Darlington, and Teesside. In our opinion, the property will appeal to a wide variety of buyers, including first-time purchasers, investors, or those looking for a project, as some upgrading is required—which has been fully reflected in the asking price. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING THROUGHOUT.

The accommodation briefly comprises a LARGE ENTRANCE HALLWAY providing access to a SPACIOUS LOUNGE, SEPARATE DINING ROOM, WELL PRESENTED FITTED KITCHEN, along with a UTILITY ROOM and GROUND FLOOR WC. To the first floor are THREE WELL PROPORTIONED BEDROOMS and a SHOWER ROOM. Externally, there is a DRIVEWAY to the front elevation, while to the rear sits a generous size GARDEN and PATIO AREA.

EPC Rating: E
Council Tax Band: A

Entrance Hallway

With central heating radiator and stairs leading to first floor.

Lounge

13'2x12'9 (4.01mx3.89m)

With central heating radiator and upvc window.

Dining Room

10'7x7'8 (3.23mx2.34m)

With central heating radiator and upvc window.

Kitchen

11'2x9'1 (3.40mx2.77m)

Fitted with a modern range of wall and base units, stainless steel sink unit with mixer tap and drainer, gas cooker point, tiled splash backs, central heating radiator and upvc window.

Utility

8'9x4'3 (2.67mx1.30m)

With plumbing for washing machine and upvc window.

Downstairs WC

With wc and upvc window.

First Floor

Landing

With storage cupboard and access to loft space.

Bedroom 1

13'x13' (3.96mx3.96m)

With storage cupboard, central heating radiator and upvc window.

Bedroom 2

11'x8'9 (3.35mx2.67m)

With storage cupboard, central heating radiator and upvc window.

Bedroom 3

10'4x9'8 (3.15mx2.95m)

With x2 storage cupboards, central heating radiator and upvc window.

Shower Room

8'2x5'5 (2.49mx1.65m)

Shower cubicle with electric shower, wash hand basin, tiled splash backs, wc, central heating radiator and upvc windows.

Externally

To the front of the property is a good sized pattern concrete driveway, whilst to the rear is a good sized garden with patio area.

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 – Yes Granted

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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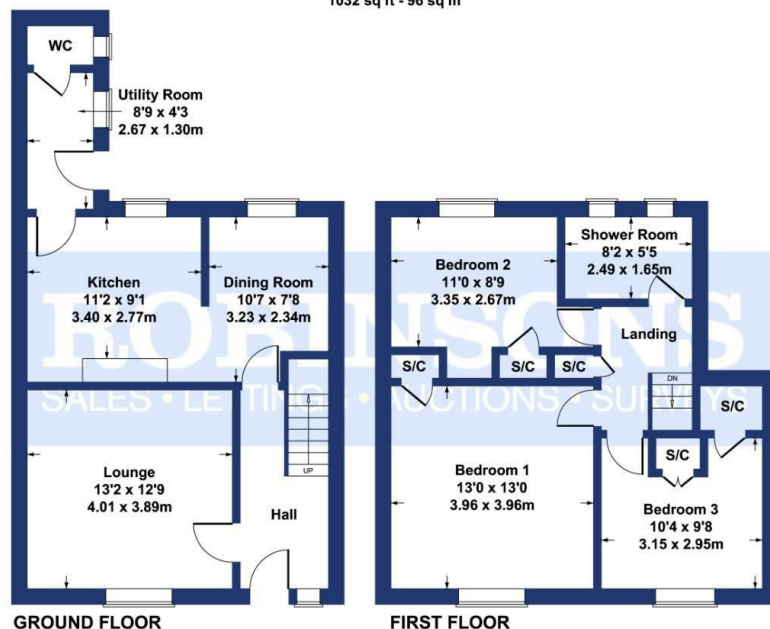
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Deneside
Approximate Gross Internal Area
1032 sq ft - 96 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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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