



Oval Park, Tudhoe, DL16 6LW
3 Bed - House - Semi-Detached
£179,950

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Robinsons are delighted to offer to the market this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME pleasantly positioned on a generous plot within a highly desirable cul-de-sac in the ever-popular Tudhoe area of Spennymoor. Ideally located for access to local shops, schools for all age groups, and regular public transport links, this attractive home is perfectly suited to growing families, first-time buyers and those looking to take the next step on the property ladder.

The accommodation briefly comprises a WELCOMING ENTRANCE VESTIBULE, HALLWAY, SPACIOUS LOUNGE opening into the DINING AREA, MODERN FITTED KITCHEN with a range of integrated appliances, and a bright and airy SUN ROOM overlooking the rear garden. To the first floor, the landing provides access to THREE GENEROUSLY SIZED BEDROOMS, a WELL APPOINTED FAMILY BATHROOM and SEPARATE WC.

Externally, the property enjoys a low-maintenance FRONT GARDEN and a lengthy DRIVEWAY providing ample off-road parking, leading to the DETACHED GARAGE. To the rear is a good sized ENCLOSED GARDEN with patio area, creating the perfect space for outdoor dining, entertaining and family enjoyment.

Properties within this location are rarely available and with the space, position and accommodation on offer, early viewing is strongly recommended to avoid disappointment.

EPC Rating: TBC
Council Tax Band: C

Entrance Vestibule
With quality flooring.

Lounge
17'5x13' (5.31mx3.96m)

With feature fire surround with gas fire, storage cupboards, feature radiator, large upvc bay window with shutter blinds.

Dining Room
10'4x9' (3.15mx2.74m)

With quality flooring, feature radiator and access to sun room.

Sun Room
7'7x7'7' (2.31mx2.31m)

With storage cupboard, electric radiator, spot lights to ceiling, french doors to rear garden, velux windows and upvc windows.

Kitchen
10'9x8'1' (3.28mx2.46m)

Fitted with a modern range of wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, integrated washing machine, plumbing for dishwasher and upvc window.

First Floor

Landing
With upvc window and access to loft space.

Bedroom 1
13'x9'9' (3.96mx2.97m)

Fitted wardrobe, central heating radiator and upvc window.

Bedroom 2
10'5x10' (3.18mx3.05m)

Fitted with a range of built in wardrobes, central heating radiator and upvc window.

Bedroom 3
9'6x7'3' (2.90mx2.21m)

With airing cupboard, central heating radiator and upvc window.

Bathroom
Fitted with a modern suite comprising panelled bath with shower over,

pedestal wash hand basin, tiled splash backs, chrome towel rail, tiled flooring, extractor fan, spot lights to ceiling and upvc window.

WC
With wc and upvc window.

Externally
To the front of the property is an easy to maintain garden and driveway which leads to the garage and enclosed rear garden with patio area.

Garage
16'1x8'7' (max) (4.90mx2.62m (max))
With mains power and lighting.

Agents Notes
Council Tax: Durham County Council, Band
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, not granted as yet
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 (£42inc. VAT) per individual purchaser applies for carrying out these checks.



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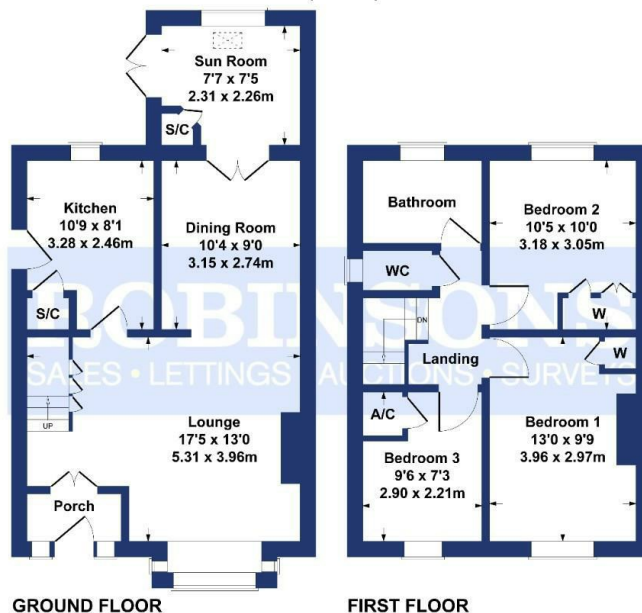
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oval Park
Approximate Gross Internal Area
933 sq ft - 87 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		
(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		

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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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