



Tudhoe Moor, Spennymoor, DL16 6EZ
2 Bed - House - Semi-Detached
£95,000

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Robinsons are delighted to offer to the market this well presented two bedroomed semi-detached property which would make a brilliant first-time buyer home. The property is located on Tudhoe Moor in a popular residential area off Green Lane and within walking distance of local shops, schools, bus services and approximately one mile from the town centre where there are a range of shopping and leisure facilities. Close to an excellent network of roads, providing easy access to the surrounding residential and commercial areas including Durham, Darlington, Teesside and Newcastle. The property has the benefit of a modern kitchen, well presented bathroom garden to rear, multi fuel stove, gas central heating and UPVC double glazing.

In brief the property comprises of; entrance hallway, spacious lounge with multi fuel stove and a uPVC bay window, open plan kitchen/diner which leads to a useful utility room. To the first floor, there are two large bedrooms and family bathroom with separate W/C. Externally, to the front elevation, there is a well presented forecourt garden, while to the rear there is a well presented enclosed garden with useful brick store. The rear garden is also not directly overlooked. Properties of this style and class rarely come to the market, so early viewing is advised to avoid any disappointment.

EPC Rating tbc
Council Tax Band A

Hallway

Quality flooring, stairs to first floor.

Lounge

15'4 x 11'7 max points (4.67m x 3.53m max points)
UPVC bay window, wood effect flooring, multi fuel stove.

Kitchen/Diner

17'9 x 10'0 max points (5.41m x 3.05m max points)
Base units, solid wood worktops, space for under counter, fridge freezer, space for dining room table, uPVC window, radiator, tiled flooring, french doors leading to the rear.

Utility Room

10'1 x 5'8 (3.07m x 1.73m)
Plumbed for washing machine, sink with mixer tap and drainer, uPVC windows, tiled flooring.

Landing

Quality flooring, loft access, large storage cupboard.

Bedroom One

11'6 x 11'4 (3.51m x 3.45m)
UPVC window, radiator, wood effect flooring, airing cupboard.

Bedroom Two

11'7 x 8'2 (3.53m x 2.49m)
UPVC windows, radiator, quality flooring.

Bathroom

Panelled bath, wash hand basin, chrome towel radiator, uPVC window, spot lights, extractor fan.

W/C

W/C, radiator, uPVC window.

Externally

To the front elevation there is an easy to maintain garden. While to the rear, there is an easy to maintain garden with a useful brick store shed.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx.
£1,627.87p.a
Energy Rating: tbc



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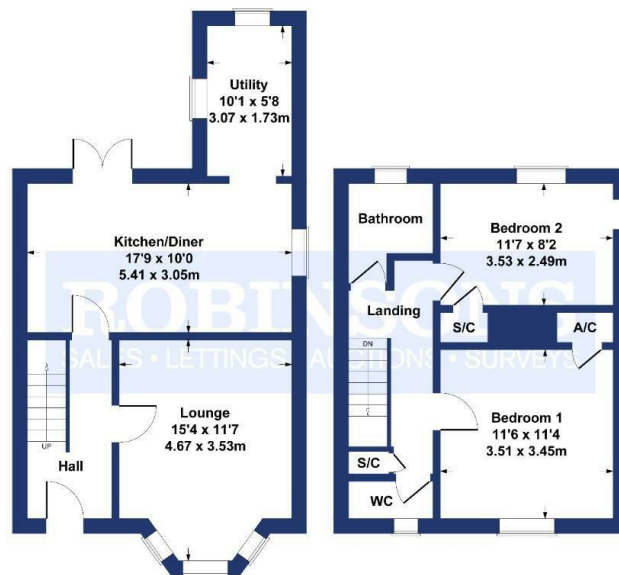
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tudhoe Moor
Approximate Gross Internal Area
875 sq ft - 81 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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