



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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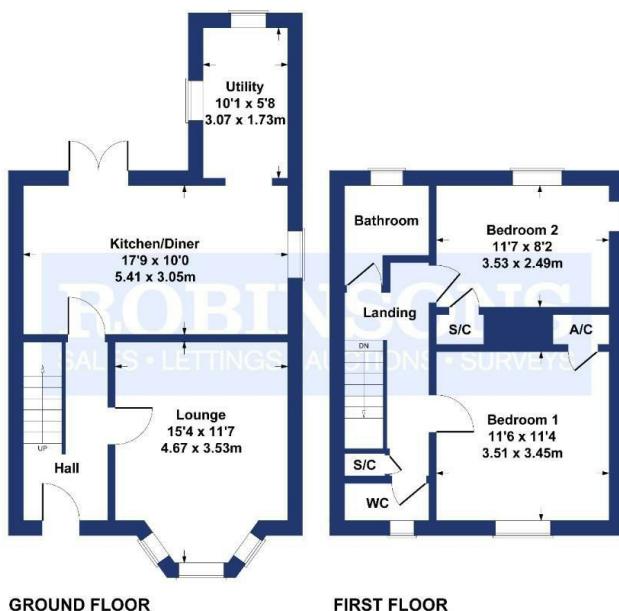
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tudhoe Moor
Approximate Gross Internal Area
875 sq ft - 81 sq m



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 (98-100)	A	
(91-91)	B	
(89-80)	C	
(75-54)	D	
(59-34)	E	
(21-09)	F	
(1-20)	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 (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-48)	D	
(39-34)	E	
(21-18)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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@robinsonscsls.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

SEDGEFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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