



Scargill Drive, DL16 6LY  
3 Bed - House - Terraced  
Asking Price £129,950

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Robinsons are pleased to present this charming three-bedroom mid-terrace house located on the sought-after Grange Estate, just off Durham Road in Spennymoor. This delightful property is perfect for first-time buyers and investors alike, offering a wonderful opportunity to own a home in a vibrant community.

As you enter the property, you are welcomed by a spacious entrance porch that leads into a generously sized lounge, providing a comfortable space for relaxation. The lounge seamlessly flows into the dining room, creating an inviting atmosphere for family gatherings and entertaining guests. The kitchen is well-equipped with a range of wall and base units, and it offers convenient access to the rear garden, perfect for enjoying outdoor moments.

On the first floor, you will find three well-proportioned bedrooms, ideal for families or those needing extra space. The family bathroom is also located on this level, ensuring convenience for all residents.

The property benefits from UPVC double glazing and gas central heating, ensuring warmth and comfort throughout the year. Externally, there is a front garden that adds to the property's appeal.

Situated conveniently for access to Spennymoor Town Centre and local amenities, as well as bus routes on Durham Road, this home is ideally located for both convenience and connectivity. Given its attractive features and prime location, early viewing is highly recommended to avoid disappointment. This lovely home is ready to welcome its new owners, so do not miss out on this fantastic opportunity.

EPC Rating TBC  
Council Tax Band A

#### Porch

UPVC window, meter cubicle.

#### Lounge

14'5 x 13'8 max points (4.39m x 4.17m max points)

UPVC window, electric fire, stairs to first floor.

#### Dining Room

9'5 x 7'6 (2.87m x 2.29m)

UPVC window, radiator, storage cupboard.

#### Kitchen

10'2 x 6'7 (3.10m x 2.01m)

Modern wall and base units, space or fridge freezer, electric cooker point, plumbed for washing machine, stainless steel sink with mixer tap and drainer, spotlights, under counter lights, uPVC window, extractor fan, tiled splashbacks.

#### Landing

Loft access.

#### Bedroom One

15'4 x 8'3 max points (4.67m x 2.51m max points)

UPVC window, radiator, fitted wardrobes.

#### Bedroom Two

9'1 x 8'1 (2.77m x 2.46m)

UPVC window, radiator.

#### Bedroom Three

10'6 x 5'9 (3.20m x 1.75m)

Storage cupboard, uPVC window, radiator.

#### Bathroom

6'1 x 6'1 (1.85m x 1.85m)

White panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, uPVC window, tiled splashbacks.

#### Externally

To the front elevation is an easy to maintain garden. While to the rear, there is an easy to maintain patio and driveway.

#### Garage

16'3 x 8'9 (4.95m x 2.67m)

#### Agent 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 – Electric

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 – Applied for

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







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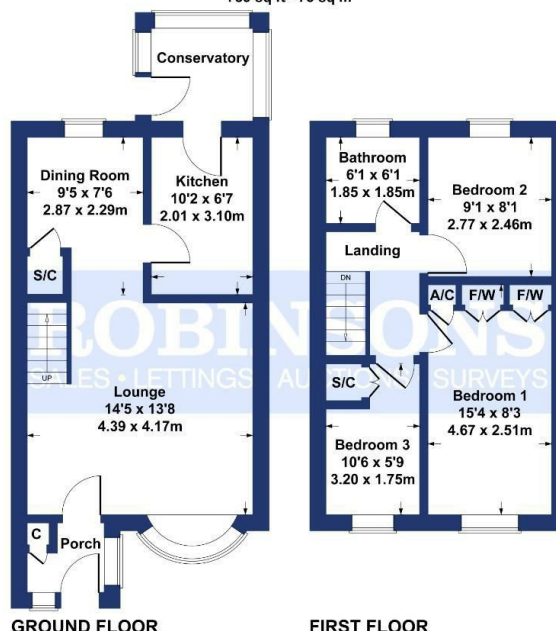
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Scargill Drive

Approximate Gross Internal Area  
789 sq ft - 73 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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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