



Durham Road, Spennymoor, DL16 6JW  
2 Bed - House - Mid Terrace  
£119,950

**ROBINSONS**  
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**\*\*No Onward Chain\*\***

Robinsons are delighted to offer to the market this **DECEPTIVELY SPACIOUS TWO BEDROOMED MID TERRACED HOUSE**, located on Durham Road being within just over a ten minute walk from Spennymoor Town Centre. Excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of purchasers and viewers will not be disappointed, the property has an endless amount of benefits and some of its key features are, spacious living throughout, off road parking, double garage, enclosed rear garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This perfect family home briefly comprises **ENTRANCE**, spacious **LOUNGE**, **SEPARATE DINING ROOM** and an **FITTED KITCHEN**, To the first floor there are **TWO WELL PROPORTIONED BEDROOMS** and **SHOWER ROOM** completes the first floor, Externally the property enjoys front has a easy to maintain **FORECOURT**, while to the rear elevation there is an enclosed **YARD**, **SPACIOUS GARDEN**, and a **DOUBLE DETACHED GARAGE/WORKSHOP**.

EPC Rating D  
Council Tax Band A

#### **Entrance**

#### **Dining Room**

16'9 x 9'9 (5.11m x 2.97m )

UPVC window, radiator, garden and surround.

#### **Lounge**

16'8 x 13'4 (5.08m x 4.06m )

Gas fire and surround, uPVC window, radiator, storage cupboard.

#### **Kitchen**

18'2 x 6'7 (5.54m x 2.01m )

Wall and base units, gas cooker point, space for fridge freezer, stainless steel sink with drainer, plumbed for washing machine, radiator, space for dining room table, uPVC windows.

#### **Inner Hall**

Loft access, access to rear.

#### **W/C**

W/C, wash hand basin, uPVC window, tiled splashbacks.

#### **Landing**

Loft access.

#### **Bedroom One**

14'1 x 12'8 max points (4.29m x 3.86m max points)

Radiator, uPVC window.

#### **Bedroom Two**

11'0 x 10'6 (3.35m x 3.20m )

UPVC window, radiator.

#### **Shower Room**

Shower cubicle, wash hand basin, W/C, uPVC window, radiator.

#### **Externally**

To the front elevation is an easy to maintain forecourt. While to the rear there is an enclosed yard and across the small back lane is a double garage and garden with useful worktop.

#### **Workshop**

13'4 x 13'2 (4.06m x 4.01m )

Power and lighting.

#### **Double Garage**

20'0 x 16'8 (6.10m x 5.08m )

Power and lighting.

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: average

Tenure: Freehold

Council Tax: Durham County Council, Band A 1,703.96 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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 authorities. Robinsons cannot accept liability for any information provided.



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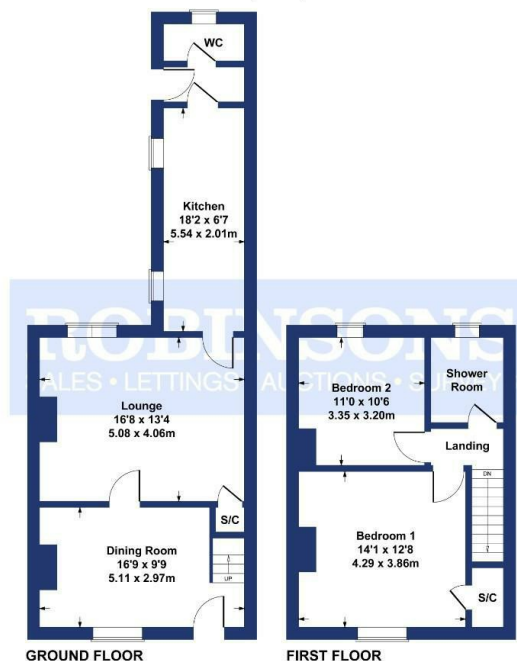
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Road  
Approximate Gross Internal Area  
954 sq ft - 89 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
113-121	B		
89-112	C		
65-88	D		
55-64	E		
45-54	F		
35-44	G		
Not energy efficient - higher running costs			
		79	
		56	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-110	B		
89-101	C		
75-88	D		
65-74	E		
55-64	F		
45-54	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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## 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@robinsonscs.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

## SEDFIELD

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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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk