Moore Road, Spennymoor, DL16 7FY
3 Bed - House - Semi-Detached
Asking Price £145,000

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Robinsons are delighted to offer to the market this lovely and well presented three bedroomed semi detached home. The property is superbly positioned on an attractive plot making the property appeal to a variety of purchasers from the first time buyers to families. The property is located on the Merrington Park Barratt Homes Development, being within a stones throw from Spennymoor Town Centre, local shops, schools and amenities, ideal for the commuter travelling to nearby Durham City Centre, Darlington and Teesside and the A1 and A19 are in close proximity providing good road links to other parts of the region.

The floorplan briefly comprises of - ENTRANCE HALL with CLOAKROOM/WC, LOUNGE with staircase to FIRST FLOOR, attractive KITCHEN / BREAKFAST ROOM with a range of high gloss units and built in split level cooking facilities. Whilst to the FIRST FLOOR, three BEDROOMS and Morden FAMILY BATHROOM with overheard shower. Externally, to the front elevation is a easy to maintain garden as well as a good sized driveway providing off road PARKING. While to the rear there is a good sized garden and patio area. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band B

Porch
Radiator

W/C
W/C, wash hand basin, radiator, extractor fan.

Lounge
15'4" x 14'2 (4.67m x 4.32m)
Upvc window, radiator, stairs to first floor.

Kitchen / Diner
15'0" x 8'10 (4.57m x 2.69m)
The kitchen is fitted with a range of contemporary wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefitting from integrated appliances along with space for a table and chairs. French doors to the rear lead out into the garden.

Landing
Radiator, loft access

Bedroom One
12'1" x 8'0 (3.68m x 2.44m)
Upvc window, radiator

Bedroom Two
11'3" x 8'0 (3.43m x 2.44m)
Upvc window, radiator

Bedroom Three
9'1" x 6'6 (2.77m x 1.98m)
Upvc window, radiator.

Bathroom
White panelled bath with shower over, wash hand basin, W/C, storage cupboard, Upvc window, extractor fan, radiator.

Externally
To the front elevation is a good sized driveway. While to the rear, there is a good sized garden, which is mostly laid to lawn.

Agent notes
Council Tax: Durham County Council, Band B
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 Central Heating
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 –NA
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

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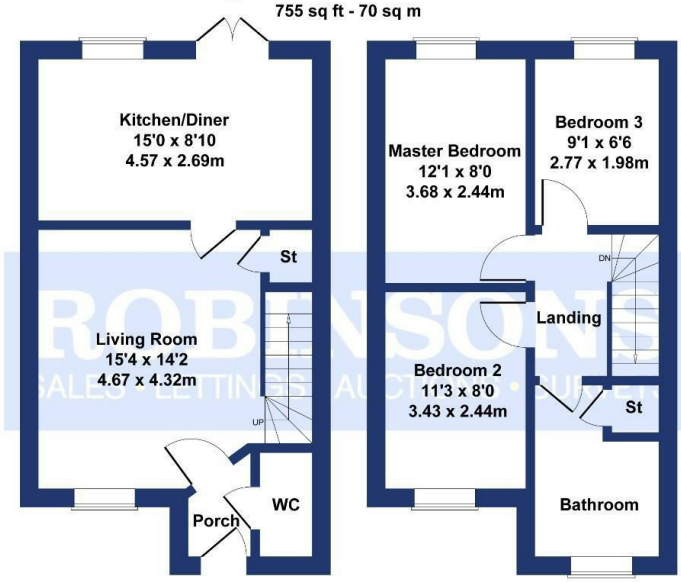
Moore Road Spennymoor, DL16 7FY

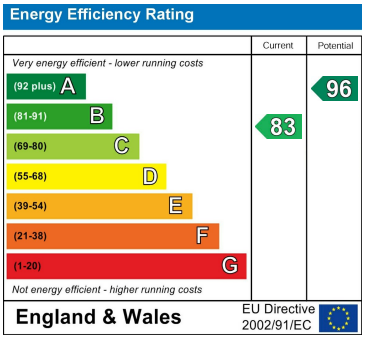
Approximate Gross Internal Area
755 sq ft - 70 sq m



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



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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