

Howsham Road, Spennymoor, DL16 7FH
4 Bed - House - Townhouse
£195,000

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Robinsons are delighted to offer to the market this STUNNING FOUR BEDROOM TOWN HOUSE which is a credit to its current owners for its style and class throughout. The accommodation is spread across three floors and should appeal to a number of buyers including the growing family and first time buyers. Pleasantly situated on the popular and sought after Burton Wood development and close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. The property benefits from ample living space throughout, large lounge, stunning kitchen/diner, easy to maintain garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; ENTRANCE HALLWAY, CLOAKROOM/SHOWER, SPACIOUS LOUNGE with French doors rear gardens, bedroom four / playroom. To the first floor there are is the good sized bedroom two and beautiful KITCHEN/BREAKFAST ROOM. Whilst to the second floor there is a beautiful and private MASTER BEDROOM with FITTED WARDROBES and EN-SUITE, Bedroom three and family bathroom. Externally to the front elevation the property has the added bonus of a driveway, while to the rear there is a easy to maintain garden, which gives access to the garage and driveway. An internal viewing comes highly recommended.

EPC Rating C
Council Tax Band C

Hallway

Radiator, stairs to first floor, storage cupboard.

Lounge

15'5 x 12'0 (4.70m x 3.66m)

Radiator, storage cupboard, french doors leading to the rear.

Playroom/Bedroom Four

11'11 x 8'10 (3.63m x 2.69m)

UPVC window, radiator.

Shower Room

8'10 x 6'0 (2.69m x 1.83m)

Double shower cubicle, wash hand basin, W/C, extractor fan, large utility cupboard with space for dryer and plumbing for washing machine, hand towel radiator.

First Floor Landing

Radiator, stairs to second floor.

Kitchen/Diner

15'5 x 13'7 (4.70m x 4.14m)

Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for dishwasher, solid wood worktops, uPVC windows, radiator, tiled splashbacks, stylish sink with mixer tap and drainer.

Bedroom Two

16'8 x 15'5 (5.08m x 4.70m)

UPVC windows, radiator.

Second Floor Landing

Radiator, airing cupboard, storage cupboard.

Bedroom One

15'5 x 13'0 (4.70m x 3.96m)

Fitted wardrobes, radiator, uPVC window, loft access.

En-suite

Double shower cubicle, wash hand basin, hand towel radiator, W/C, extractor fan.

Bedroom Three

13'9 x 8'2 (4.19m x 2.49m)

Velux window, radiator.

Bathroom

7'10 x 7'7 (2.39m x 2.31m)

White panelled bath, wash hand basin, W/C, velux window, hand towel radiator, tiled splashbacks.

Externally

To the front elevation is an easy to maintain patio which is used for off road parking. While to the rear there is a good sized and easy to maintain garden with a raised decked area which gives access to the garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: average

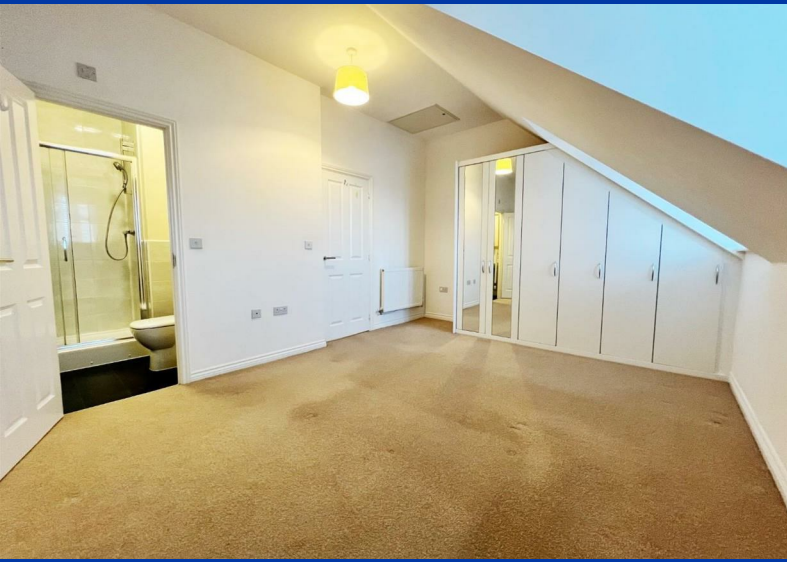
Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,170.51 p.a

Energy Rating: C

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 appropriate authorities. Robinsons cannot accept liability for any information provided.



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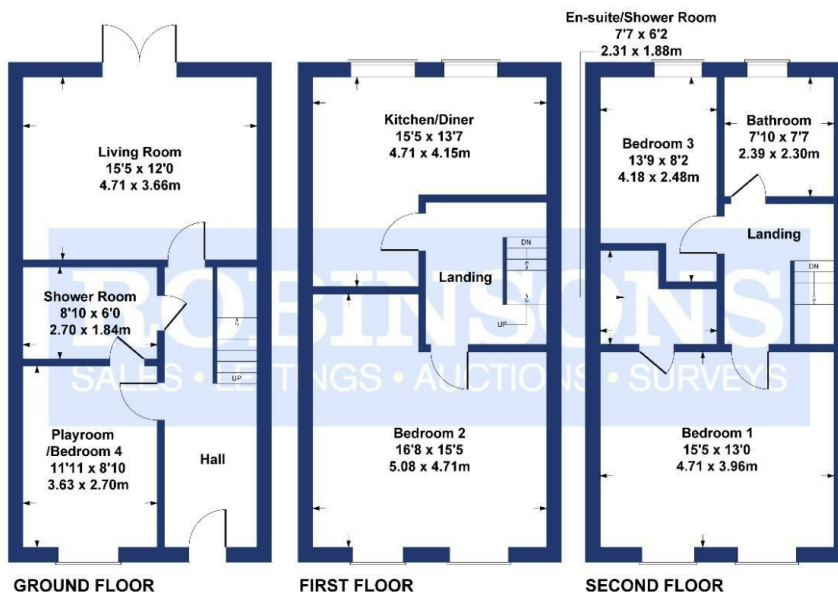
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Howsham Road
Approximate Gross Internal Area
1432 sq ft - 133 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	80	90
(85-91)	B		
(80-85)	C		
(75-80)	D		
(70-75)	E		
(65-70)	F		
(60-65)	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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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