**Gibside Way, Spennymoor, DL16 7GQ**
**3 Bed - House - Semi-Detached**
**Asking Price £179,950**

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Robinsons are delighted to present to the market this immaculately presented three-bedroom semi-detached family home, which stands as a true credit to its current owners for the style and quality showcased throughout. Beautifully positioned on the ever-popular Burton Woods development, the property is ideally suited to a wide range of buyers, from first-time purchasers to growing families.
The location offers convenient access to Spennymoor town centre, along with nearby schools, shops, and amenities.

Excellent commuter links to both the A1(M) and A19 further enhance its appeal. The home also benefits from a stunning kitchen/dining room, a well-presented family bathroom, a ground floor cloakroom, plentiful storage, off-road parking, gas central heating, and uPVC double glazing. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed by a light and inviting hallway that leads into a spacious lounge. The ground floor continues with an impressive open-plan kitchen and dining area, complete with a range of integrated appliances, and is finished by a convenient ground floor W/C.
To the first floor, there are three generously sized bedrooms, each featuring fitted wardrobes. The master bedroom enjoys the added luxury of an en-suite, while the stylish family bathroom serves the remaining accommodation.

Externally, the home boasts a low-maintenance front garden with a private driveway, while the rear offers a beautifully landscaped and enclosed garden with a patio area—ideal for relaxing and entertaining. This outstanding home is offered in superb condition and is ready for its next owners to move straight in.

EPC Rating B
Council Tax Band B

**Hallway**
Quality floorplan, radiator, stairs to the first floor.

**W/C**
W/C, Wash hand basin, tiled splash backs, quality flooring, extractor fan.

**Lounge**
16'1 x 11'8 max points (4.90m x 3.56m max points )
stylish decorated, Upvc window, radiator, quality flooring

**Kitchen / Diner**
15'0 x 10'4 (4.57m x 3.15m )
Stunning white wall and base units, integrated oven, hob, extractor fan, dishwasher, fridge / freezer, washing machine, stainless steel sink with mixer tap and drainer, tiled splash backs, Upvc window, radiator, quality flooring, space for dining room table, storage cupboard, French doors over looking the beautiful rear garden.

**Landing**
Radiator, quality flooring, storage cupboard, loft access

**Bedroom One**
11'9 x 8'4 + robes (3.58m x 2.54m + robes )
Upvc window, radiator, quality flooring, lovely outlook and fitted wardrobes.

**Ensuite**
Shower cubicle, wash hand basin, W/C, Upvc window, radiator, quality flooring, spot lights, extractor fan, tiled splash backs.

**Bedroom Two**
10'1 x 8'4 (3.07m x 2.54m )
Upvc window, radiator, quality flooring, fitted wardrobe

**Bedroom Three**
8'7 x 6'2 (2.62m x 1.88m )
Upvc window, radiator, quality flooring, fitted wardrobe and a lovely outlook.

**Bathroom**
White panelled bath, wash hand basin, Upvc window, radiator, quality flooring, tiled splash backs, extractor fan.

**Externally**
To the front elevation is a easy to maintain garden and double length driveway, while to the rear there is a beautiful enclosed landscaped garden and patio.

**Agent Notes**
Council Tax: Durham County Council, Band B
Tenure: Freehold
Property Construction – Standard
Estate Management - Green £120 PA Roughly.
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
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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.

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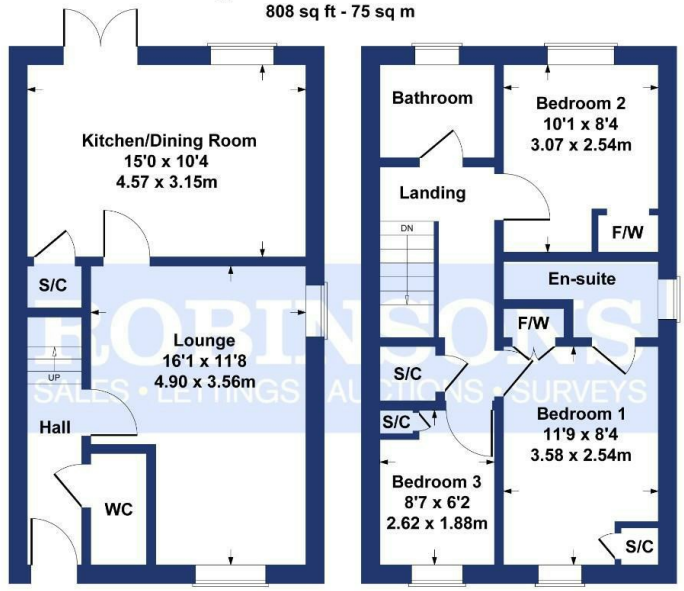
## Gibside Way

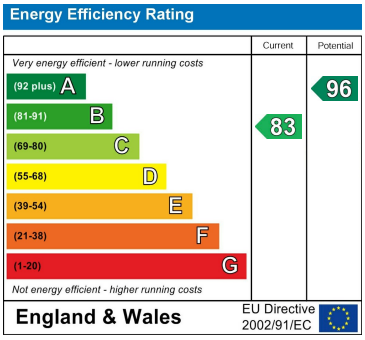
Approximate Gross Internal Area
808 sq ft - 75 sq m




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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