

Rushmoor, Spennymoor, DL16 6NX
2 Bed - House - Mid Terrace
£99,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to present this charming two-bedroom terraced house, situated in a sought-after residential development and offered to the market with no onward chain. Perfectly positioned for easy access to local amenities, this property is ideal for a range of buyers, from first-time homeowners to small families. The home benefits from uPVC double glazing and gas central heating, ensuring comfort and energy efficiency.

The accommodation briefly comprises an entrance hall, a spacious lounge, and a modern open-plan kitchen/breakfast room equipped with integrated cooking facilities, flowing seamlessly into a bright conservatory. Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom. Externally, the property features two allocated parking spaces, while the rear offers a low-maintenance garden, perfect for relaxation or entertaining.

In further detail, the accommodation includes:

EPC Rating D
Council Tax Band A

Entrance Hall

Radiator, stairs to first floor.

Lounge

13'6 x 9'7 max points (4.11m x 2.92m max points)
UPVC window, radiator, electric fire and surround.

Kitchen/Diner

12'9 x 8'6 (3.89m x 2.59m)
White wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, tiled splashbacks.

Conservatory

9'1 x 8'5 (2.77m x 2.57m)
French doors leading to rear.

Landing

Loft access.

Bedroom One

12'4 x 10'9 (3.76m x 3.28m)
UPVC window, radiator, storage cupboard.

Bedroom Two

11'3 x 6'4 (3.43m x 1.93m)
UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, tiled flooring and splashbacks, uPVC window, radiator.

Externally

To the front elevation is a good sized driveway. While to the rear there is an easy to maintain garden/patio.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 10000Mbps *
Mobile Signal: Good
Tenure: Freehold
Council Tax: Durham County Council, Band: A approx. £1,703.96 pa
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 appropriate authorities. Robinsons cannot accept liability for any information provided.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

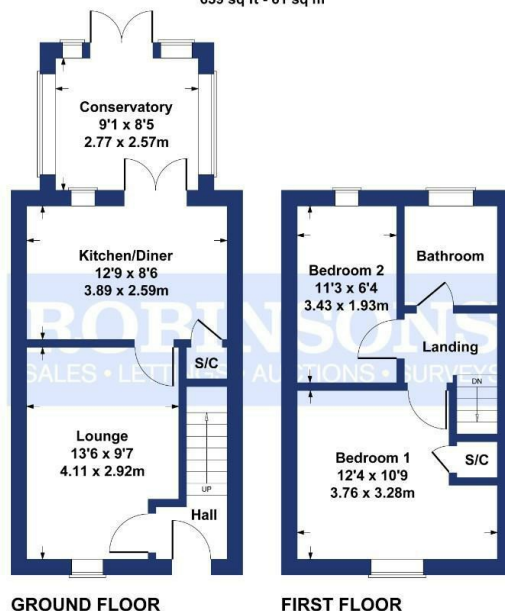
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rushmoor

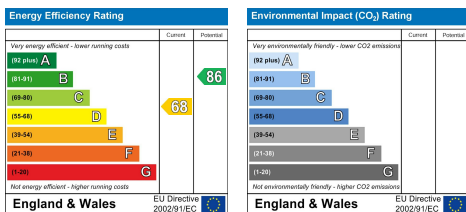
Approximate Gross Internal Area
659 sq ft - 61 sq m



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



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
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.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

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk