Durham Road, Spennymoor, DL16 6JX
2 Bed - Apartment
Asking Price £103,000

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Robinsons are delighted to offer to the market this BEAUTIFULLY PRESENTED and DECEPTIVELY SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT, which is a true credit to its current owner. Finished to an exceptional standard throughout, this stylish home provides contemporary living space that is ready to move straight into. Ideally located on Durham Road, the property enjoys excellent access to a wide range of local amenities and is just over a ten-minute walk from Spennymoor Town Centre. The apartment is also perfectly positioned for commuters, with excellent transport links to Durham, Darlington and surrounding areas, together with convenient access to local bus routes.

The accommodation briefly comprises ENTRANCE HALLWAY with stairs leading to the first floor, a spacious & welcoming LOUNGE, STYLISH CONTEMPORARY KITCHEN, LUXURIOUS BATHROOM and a WELL PROPORTIONED BEDROOM. From the lounge, a staircase leads to the impressive second-floor PRINCIPAL BEDROOM/LOFT ROOM creating a unique and versatile living space. Externally, the property benefits from an ENCLOSED REAR YARD, designed for ease of maintenance and providing a pleasant outdoor seating area.

Properties finished to this standard rarely remain on the market for long, therefore early viewing is strongly recommended to fully appreciate the quality, space and location on offer.

EPC Rating: C
Council Tax Band: A

Entrance Hallway
Stairs leading to the first floor.

Landing
With quality flooring.

Lounge
13'3x13'8 (4.04mx4.17m)
With quality flooring, storage cupboard and cast iron radiator.

Kitchen
10'4x6' (3.15mx1.83m)
Fitted with a stunning range of wall and base units, integrated fridge freezer, oven, hob, extractor fan, stylish sink with mixer tap and drainer, tiled splash backs, storage cupboard housing washing machine, upvc window and access to rear yard.

Bathroom
7'7x5'4 (2.31mx1.63m)
Fitted with a whirl pool bath with shower over, wash hand basin, wc, tiled splash backs, fitted towel rail, extractor fan, spot lights to ceiling and upvc window.

Bedroom 1
13'8x10'2 (4.17mx3.10m)
With quality flooring, cast iron radiator and upvc window.

Loft Room
20'1x15' (6.12mx4.57m)
Fitted with a range of built in wardrobes, cast iron radiator, spot lights to ceiling and upvc windows giving a pleasant outlook.

Externally
To the rear there is a good sized enclosed yard.

Agents Notes
Council Tax: Durham County Council, Band A
Tenure: Leasehold (Tyneside Lease 999 years from 1991)
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
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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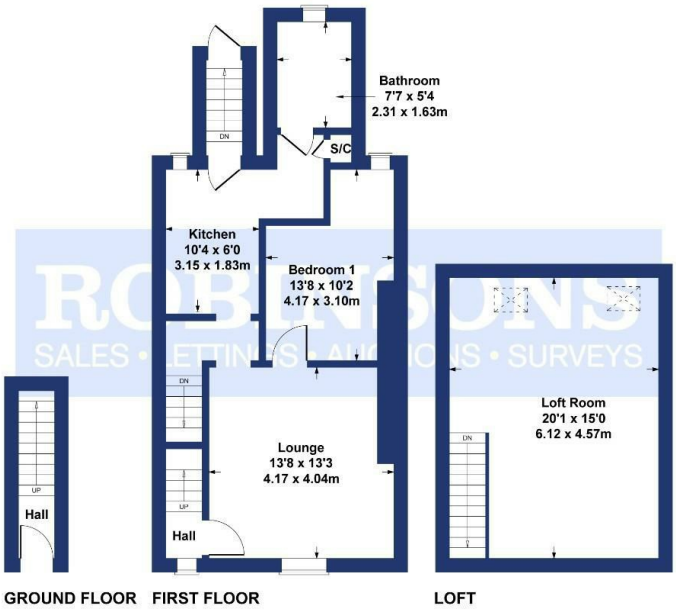
Strategic Marketing Plan

Dedicated Property Manager

Durham Road

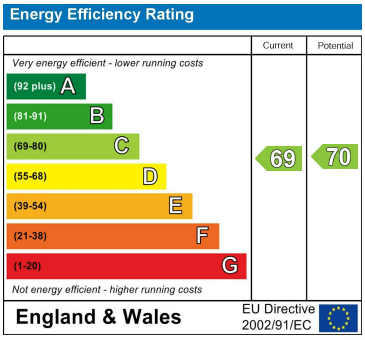
Approximate Gross Internal Area
812 sq ft - 75 sq m
(Excluding Ground Floor)



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. 2026



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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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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