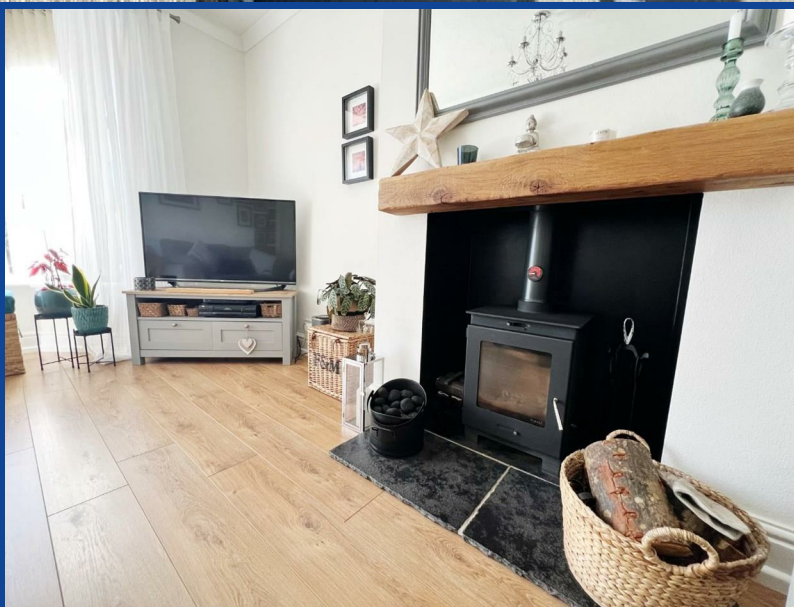
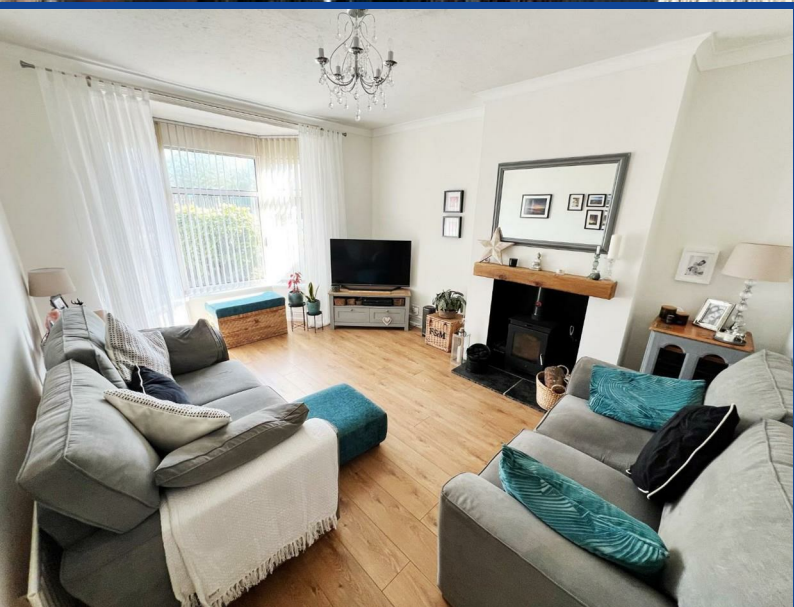




Durham Road, Spennymoor, DL16 6JU
3 Bed - House - End Terrace
£125,000

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Situated on Durham Road in the charming town of Spennymoor, this delightful three-bedroom end terrace house offers a perfect blend of comfort and convenience. The property boasts a generously sized lounge, complete with a log burning stove, creating a warm and inviting atmosphere ideal for relaxation or entertaining guests.

The well-presented kitchen and dining room provide a functional space for family meals and gatherings, while the modern bathroom ensures that daily routines are both comfortable and stylish. A useful utility room adds to the practicality of the home, making laundry and storage a breeze.

One of the standout features of this property is its prime location. Residents will appreciate the close proximity to a variety of amenities, including shops, cafes, and parks, all within easy reach. This vibrant community offers a range of recreational facilities, perfect for those who enjoy an active lifestyle. Furthermore, the excellent transport links make commuting to nearby towns and cities both convenient and efficient, catering to the needs of busy professionals and families alike.

This charming end terrace house is not just a home; it is a gateway to a fulfilling lifestyle in Spennymoor. With its appealing features and superb location, it presents an excellent opportunity for those seeking a comfortable and well-connected residence.

EPC Rating D
Council Tax Band

Hallway

Quality flooring, radiator, storage cupboard.

Lounge

16'8 x 12'1 (5.08m x 3.68m)

Quality flooring, multi fuel stove, uPVC bay window, radiator.

Kitchen/Diner

13'2 x 12'8 max points (4.01m x 3.86m max points)

Wall and base units, gas cooker point, stainless steel sink with mixer tap and drainer, plumbed for dishwasher, pantry, space for fridge freezer, uPVC window, radiator, space for dining room table, spotlights, wood effect flooring.

Utility Room

9'1 x 4'8 (2.77m x 1.42m)

Wall and base units, radiator, uPVC window, plumbed for washing machine, tiled splashbacks, stainless steel sink with drainer, spotlights.

Landing

Loft access.

Bedroom One

14'3 x 9'4 max points (4.34m x 2.84m max points)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

13'4 x 9'2 max points (4.06m x 2.79m max points)

Fitted wardrobe, radiator, uPVC windows.

Bedroom Three

11'0 x 6'3 (3.35m x 1.91m)

UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, uPVC window, radiator, storage cupboard.

Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is an enclosed yard. Across the back lane is another garden and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband: Ultra-fast 10000Mbps *

Mobile Signal: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,703.96

Energy Rating:

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.

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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Strategic Marketing Plan

Dedicated Property Manager

Durham Road
Approximate Gross Internal Area
934 sq ft - 87 sq m



GROUND FLOOR

FIRST 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

England & Wales

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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 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.

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