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Ormesby Way Spennymoor, DL16 7FN



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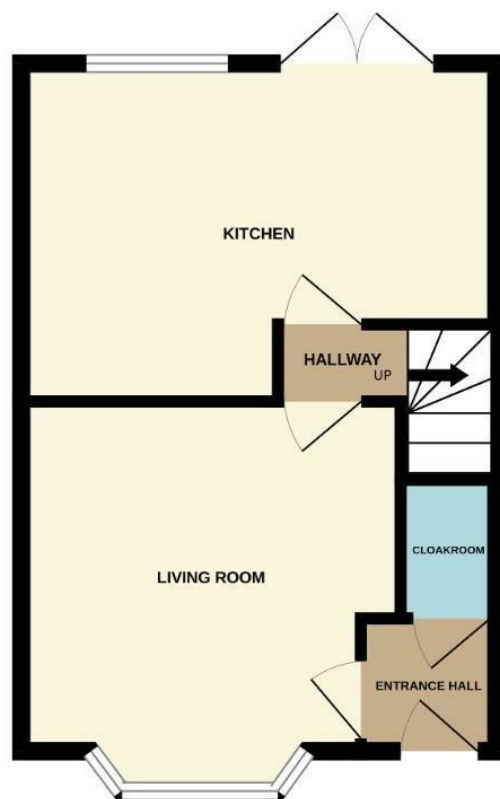
## Offers Over £160,000

Beautifully presented, three bedroomed semi detached family home located on Ormesby Way in Spennymoor. Situated within a sought after residential area and finished to a high standard throughout by the current owner; this modern property is ideal for first time buyers or growing families alike. Spennymoor is surrounded by countryside offering plenty of public walkways and cycle routes. The town has a range of amenities including supermarkets, primary & secondary schools, retail stores, independent shops, restaurants and leisure facilities. There is a regular public transport system in the area via bus and both the A688 & A167 are close by for commuters.

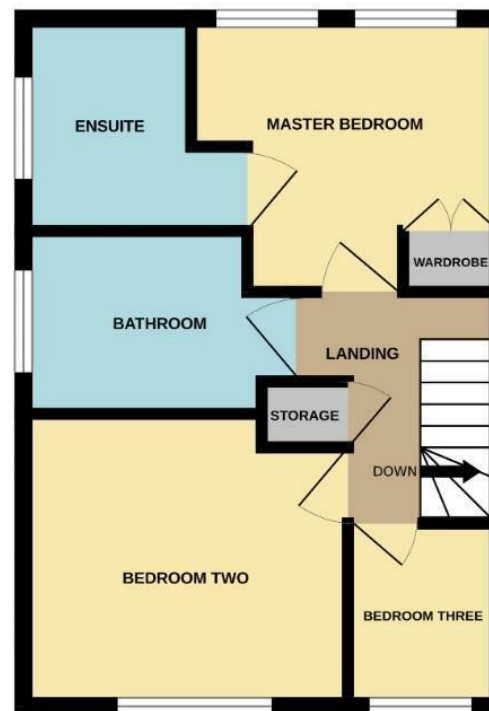
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, two bedrooms and family bathroom. Externally the property has a driveway leading to the single garage to the front, whilst to the rear there is a enclosed lawned garden.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**Living Room**

16'4" x 12'3"  
Bright and spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture and window to the front elevation.

**Kitchen**

15'4" x 14'1"  
The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood, fridge/freezer and dishwasher. Space is available for a table and chairs and French doors to the rear lead out into the garden.

**Cloakroom**

5'2" x 2'11"  
Fitted with a WC and wash hand basin.

**Master Bedroom**

10'8" x 8'8"  
The master bedroom provides space for a double bed, further furniture and two windows to the front elevation.

**Ensuite**

7'2" x 6'10"  
The ensuite contains a double shower cubicle, WC and wash hand basin.

**Bedroom Two**

12'5" x 8'2"  
The second bedroom is a further double bedroom with window to the rear elevation.

**Bedroom Three**

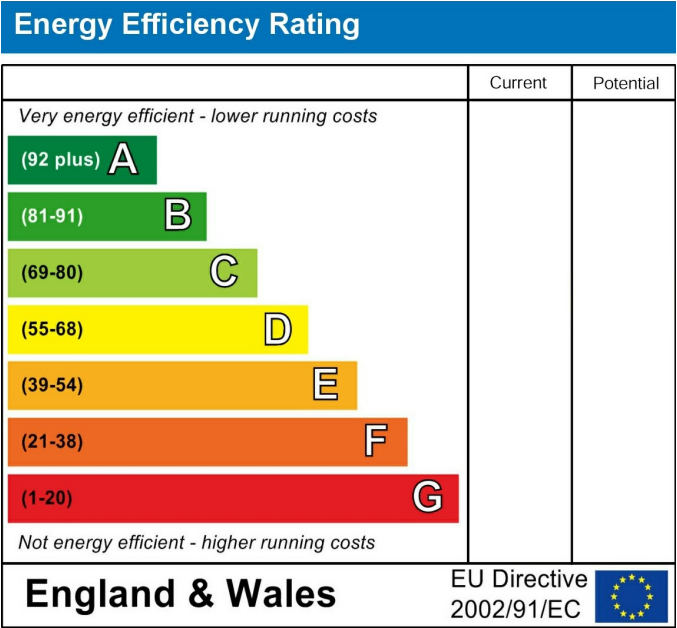
7'6" x 9'2"  
The third bedroom is a good size single room with window to the rear elevation,

**Bathroom**

6'10" x 5'10"  
The family bathroom is fitted with a panelled bath, WC and wash hand basin.

**External**

Externally the property has a driveway leading to the single garage to the front, whilst to the rear there is a enclosed lawned garden.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











