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Beech Avenue Spennymoor, DL16 7SU

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### Offers In Excess Of £100,000

Offered to the market with no onward chain is this two bedroomed semi-detached family home situated on Beech Avenue, Spennymoor. Located only a short distance from local amenities including primary and schools, supermarkets, retail shops, high street stores, independent businesses, cafes and recreational facilities. There is an extensive public transport system in the town via bus providing regular access to nearby towns Bishop Auckland and Durham, each providing a further array of amenities within. The A688 is close by for commuters.

In brief, the property comprises; an entrance hall leading into the living room/dining room, kitchen and cloakroom to the ground floor. The first floor consists of the master bedroom, second double bedroom and family bathroom. Externally, there is a lawned garden to the front elevation along with a dual length driveway and carport. To the rear, there is a large enclosed garden mainly laid with artificial turf bordered by gravelled pathways, decked area ideal for outdoor furniture and a lawned area hosting well established trees.

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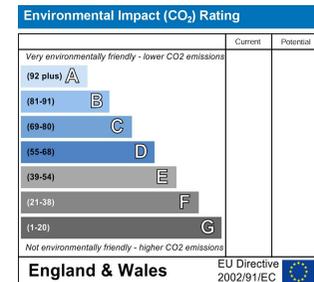
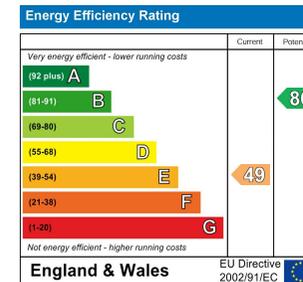
GROUND FLOOR



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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### Living Room/Dining Room

19'6" x 13'1"

The open-plan living/dining room is a great, versatile space offering ample room for both living and dining furniture, neutral decor, log burner with open brick fireplace, herringbone flooring and large window to the front elevation allowing lots of natural light.

### Kitchen

13'9" x 9'7"

The modern kitchen is fitted with a range of grey wall, base and drawer units, complementing wood effect work surfaces, tiled splashbacks, sink/drain, integrated electric hob, oven, overhead extractor hood, dishwasher and fridge/freezer. Space is available for further free standing appliances with French doors lead into the rear garden.

### Cloakroom

7'4" x 2'11"

The cloakroom is fitted with a WC and wash hand basin with frosted window to the side elevation.

### Master Bedroom

13'5" x 8'6"

The master bedroom is generously sized allowing space for a king-sized bed and further furniture, neutral decor and large window to the rear elevation.

### Bedroom Two

10'8" x 9'10"

The second bedroom is a further large double room with neutral decor, fitted storage cupboard and window to the front elevation.

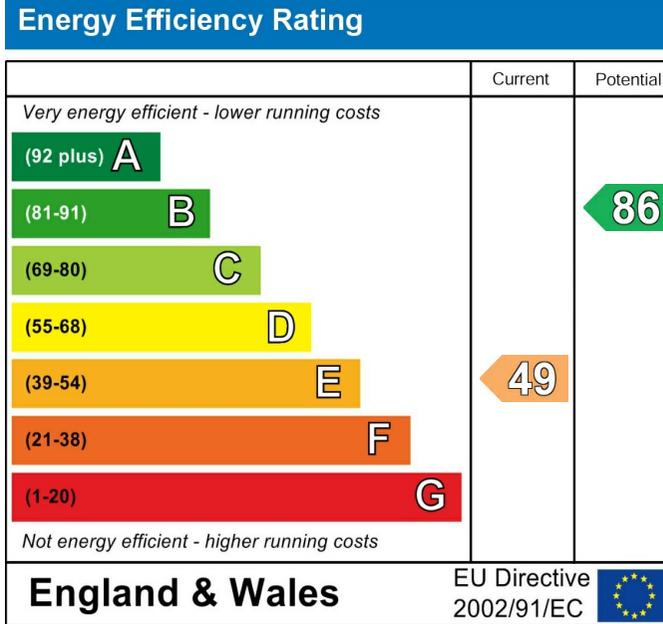
### Bathroom

7'5" x 6'0"

The family bathroom is fitted with a new walk in shower with dual shower heads, wash hand basin, WC and frosted window to the rear elevation.

### External

Externally, there is a lawned garden to the front elevation along with a dual length driveway and carport. To the rear, there is a large enclosed garden mainly laid with artificial turf bordered by gravelled pathways, decked area ideal for outdoor furniture and a lawned area hosting well established trees.



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.



