



Osborne Road, Spennymoor, DL16 7SL
3 Bed - House - Terraced
£128,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the sales market with the benefit of no onward chain is this spacious three bedroom mid terrace house. The property should make a fantastic family home having spacious living accommodation throughout, including two good size reception rooms. The house has a well presented kitchen and bathroom. It is warmed by a gas combination boiler and has UPVC double glazed windows. Situated in the sought after location of Osborne Road which is conveniently positioned being within close proximity of schooling, shopping amenities and bus links.

The internal accommodation comprises of; entrance hallway, lounge with bay window to the front aspect, dining room with ample space for dining table, kitchen with a range of modern wall, base and drawer units with space for appliances. To the first floor there are three bedrooms, two of which have the added bonus of fitted wardrobes and a family bathroom with four piece suite, including bath and separate walk-in shower. Outside there is an enclosed block paved patio to the front and at the rear an easy to maintain yard. The garage is located at the rear with, power sockets and lighting. An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.

EPC Rating D
Council Tax Band A

Hallway

Radiator, stairs to the first floor.

Lounge

13'5 x 13'3 + bay (4.09m x 4.04m + bay)

Gas fire and surround, uPVC bay window, radiator.

Dining Room

14'2 x 13'9 max points (4.32m x 4.19m max points)

UPVC window, gas fire and surround, radiator.

Kitchen

15'6 x 8'0 (4.72m x 2.44m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer, radiator, uPVC window, tiled flooring and splashbacks, spotlights, storage cupboard.

Landing

Radiator, fitted wardrobes.

Bedroom One

13'5 x 9'6 (4.09m x 2.90m)

Fitted wardrobes, radiator, uPVC window.

Bedroom Two

14'2 x 9'6 (4.32m x 2.90m)

Fitted wardrobes, radiator.

Bedroom Three

9'9 x 6'3 (2.97m x 1.91m)

UPVC window, radiator.

Bathroom

11'2 x 7'9 (3.40m x 2.36m)

Large bath, sperate walk in shower, wash hand basin, w/c, fully tiled, uPVC window, chrome towel radiator, storage cupboard housing combination boiler.

Externally

To the front elevation, there is a easy to maintain patio. While to the rear, there is another easy to maintain patio which gives access to the garage.

Garage

18'0 x 8'7 (5.49m x 2.62m)

Power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,627.87 p.a

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

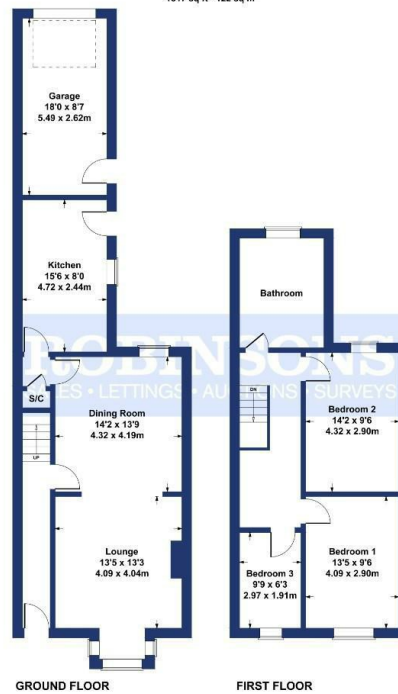
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Osborne Road
Approximate Gross Internal Area
1317 sq ft - 122 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.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, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk