

**Tweed Road, Spennymoor, DL16 6SS**  
**2 Bed - House - Semi-Detached**  
**Offers In Excess Of £89,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Robinsons are delighted to offer to the market this well presented TWO BEDROOM MID TERRACED family home, which is conveniently located for access to local schools and excellent bus routes are close by providing access to nearby Darlington and Durham City, Spennymoor Town Centre is approximately a mile away and in our opinion the property would suit a variety of purchases including the first time buyer and property investors. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, MODERN kitchen, useful utility room, well presented bathroom and off road parking and good sized rear GARDENS. Giving all of the above early viewing is advised to avoid any disappointment.

The property briefly comprises of; ENTRANCE HALL, spacious LOUNGE, MODERN FITTED KITCHEN and useful utility room, Whilst to the first floor there is a landing which gives access to TWO LARGE BEDROOMS and family BATHROOM. Externally to the front elevation the property has the added bonus of a good sized driveway, while to the rear there is a good sized garden and gravel area. In more detail the accommodation comprises of;

EPC Rating C  
Council Tax Band A

#### Hallway

Stylish flooring, large storage cupboard, radiator.

#### Lounge

15'3 x 10'1 max points (4.65m x 3.07m max points)

Stylish flooring, electric fire and surround, french doors leading to the rear, radiator.

#### Utility

6'7 x 6'0 (2.01m x 1.83m)

Plumbed for washing machine, space for dryer, wash hand basin, uPVC window, plumbed for w/c, extractor fan.

#### Kitchen

10'8 x 7'1 (3.25m x 2.16m)

Modern white wall and base units, gas cooker point, stainless steel sink with mixer tap and drainer, tiled splashbacks, space for fridge freezer, radiator, uPVC window, extractor fan, stylish flooring.

#### Landing

UPVC window with shutter blinds, radiator, storage cupboard.

#### Bedroom One

13'5 x 14'3 max points (4.09m x 4.34m max points)

Radiator, uPVC window with shutter blinds, airing cupboard.

#### Bedroom Two

14'0 x 11'5 max points (4.27m x 3.48m max points)

Radiator, uPVC window with shutter blinds, airing cupboard.

#### Bathroom

10'5 x 7'1 max points (3.18m x 2.16m max points)

White panelled bath with shower over, w/c, wash hand basin, extractor fan, tiled splashbacks, radiator, uPVC window, storage cupboard.

#### Externally

To the front elevation, there is a good sized driveway. While to the rear, there is a larger than average easy to maintain garden and patio.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1139Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£1,627.87 p.a

Energy Rating: C

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.







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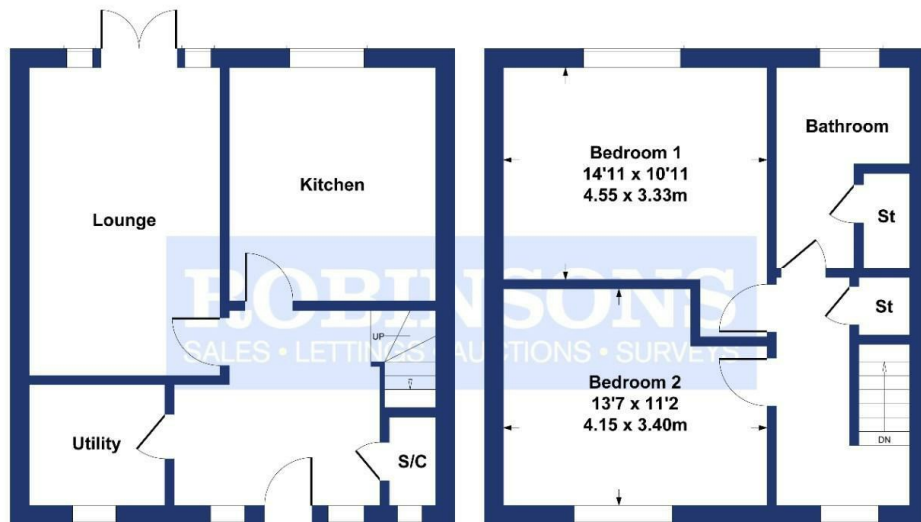
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Tweed Road**  
Approximate Gross Internal Area  
947 sq ft - 88 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		
105-91	B		
89-85	C		
75-84	D		
69-84	E		
55-68	F		
35-54	G		
Not energy efficient - higher running costs			
England & Wales		73	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
75-84	D		
69-84	E		
55-68	F		
35-54	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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# ROBINSONS

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