



Queens Park Road, Spennymoor, DL16 6NQ
3 Bed - House - Semi-Detached
£169,995

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****Attention First Time buyers *** **** No Onward Chain******

Robinsons are delighted to offer the market this well presented **THREE BEDROOM SEMI DETACHED** home, situated pleasantly on Queens Park Road within the highly sought after, family orientated location of Durham Gate. This well proportioned residence is tastefully decorated throughout & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around Spennymoor itself & within excellent commuting distance to all major road networks & bus routes.

The floorplan briefly comprises of - **ENTRANCE HALL** with staircase to **FIRST FLOOR**, spacious lounge, with French doors overlooking rear **GARDEN**. Attractive **KITCHEN DINER**, Ground floor **W/C** to the **FIRST FLOOR**, three good sized **BEDROOMS**, **MASTER BEDROOM WITH EN SUITE FACILITIES**, attractive **FAMILY BATHROOM**. Whilst externally, to the front elevation there is pleasant and well presented front lawn and long **DRIVEWAY** with an EV charging point and leads to the **GARAGE**. While to the rear there is a good sized enclosed **GARDEN** and patio. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band C

Hallway

Radiator, stairs to first floor, storage cupboard.

W/C

W/C, wash hand basin, extractor fan.

Lounge

15'4 x 12'1 (4.67m x 3.68m)

UPVC window, radiator, french doors leading to the rear garden.

Kitchen/Diner

11'1 x 8'4 (3.38m x 2.54m)

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

Landing

Loft access.

Bedroom One

11'9 x 11'2 max points (3.58m x 3.40m max points)

UPVC window, radiator.

En-Suite

Shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan, tiled splashbacks.

Bedroom Three

12'2 x 6'6 (3.71m x 1.98m)

UPVC window, radiator.

Bedroom Two

10'9 x 8'6 (3.28m x 2.59m)

UPVC window, radiator.

Bathroom

Panelled bath with shower over, W/C, wash hand basin, tiled splashbacks, extractor fan, radiator.

Externally

To the front elevation is an easy to maintain garden and driveway leading to garage. While to the rear there is a good sized enclosed garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,271.95 p.a

Energy Rating: B

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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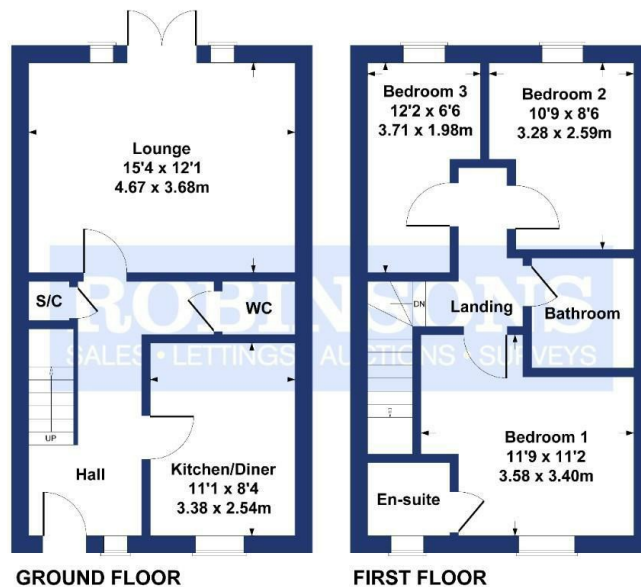
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Queens Park Road

Approximate Gross Internal Area
835 sq ft - 78 sq m



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	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		85	87
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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