



Tyne Crescent, Spennymoor, DL16 6QY
3 Bed - House - Semi-Detached
Reduced £92,500

ROBINSONS
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ATTENTION FIRST TIME BUYERS/PROPERTY INVESTORS!

Robinsons are delighted to offer to the market this THREE BEDROOM SEMI DETACHED FAMILY HOME, In our opinion the property would suit the first time buyer or family and is conveniently situated in Tyne Crescent, which is a popular residential area located close to Spennymoor Town Centre where there are excellent shopping and leisure facilities, excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and has the added benefit of well presented kitchen and bathroom, off road parking and easy to maintain gardens. Early viewing is advised to avoid any disappointment.

In brief the property comprises of ENTRANCE HALL, spacious lounge, good sized kitchen / diner, rear lobby, family bathroom with white suite, whilst to the first floor THREE well-proportioned BEDROOMS. The property enjoys FRONT & REAR GARDENS and has good sized DRIVEWAY. The property itself also benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. In more detail the accommodation comprises of

EPC Rating E
Council Tax Band A

Entrance Hall

Staircase to first floor, radiator and uPVC window to side elevation.

Lounge

13'8 x 12'7 (4.17m x 3.84m)

UPVC window to front elevation, radiator, coving, feature fire surround, TV ariel, storage cupboard and BT point, electric fire.

Kitchen/breakfast Room

16'8 x 7'9 (5.08m x 2.36m)

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap, plumbing for automatic washing machine, gas cooker point, single central heating radiator, laminate flooring and uPVC windows to rear and side elevations.

Rear Lobby

Access to rear.

Bathroom

Fitted with a white shell suite comprising of a panelled bath, pedestal wash hand basin, low level W/C, chrome effect fittings, radiator, uPVC windows to rear and side elevations.

Landing

UPVC window to side elevation and loft access.

Bedroom One

13'8 x 9'4 (4.17m x 2.84m)

UPVC window to front elevation, storage cupboard.

Bedroom Two

11'5 x 9'0 (3.48m x 2.74m)

UPVC window to rear elevation, radiator and storage cupboard.

Bedroom Three

8'4 x 7'5 (2.54m x 2.26m)

UPVC window to rear elevation and heating radiator.

Externally

To the front of the property there are well maintained enclosed front gardens mainly laid to lawn with pressed concrete driveway providing off street parking for two to three cars with wrought iron gated access, external light and side gated access to rear enclosed gardens with pressed concrete patio and pathways, lawns, shed with power and external tap.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Average EE

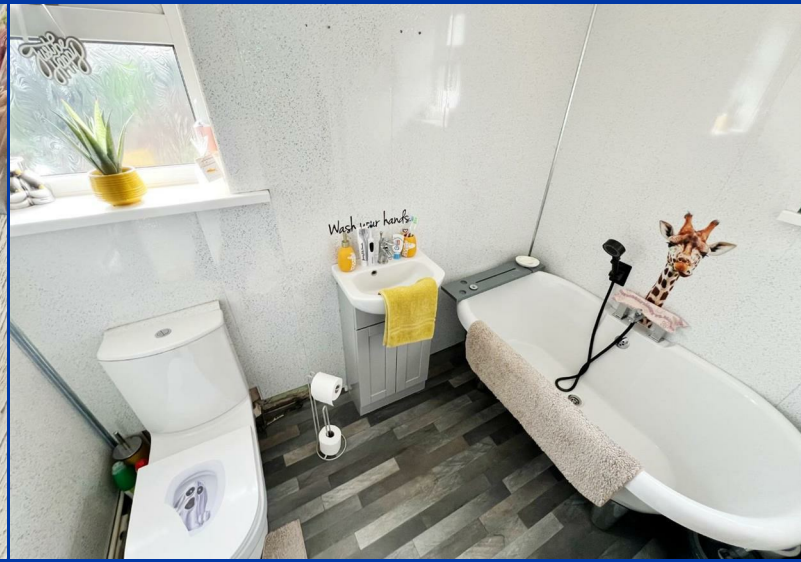
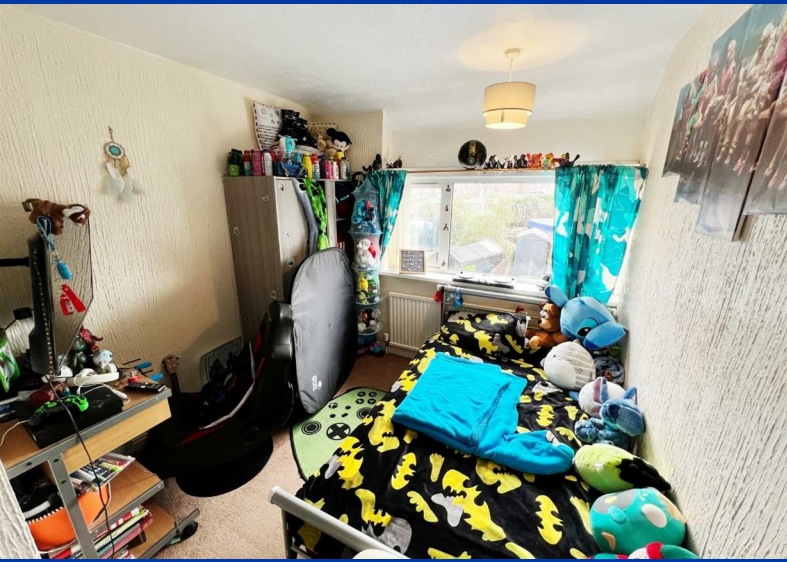
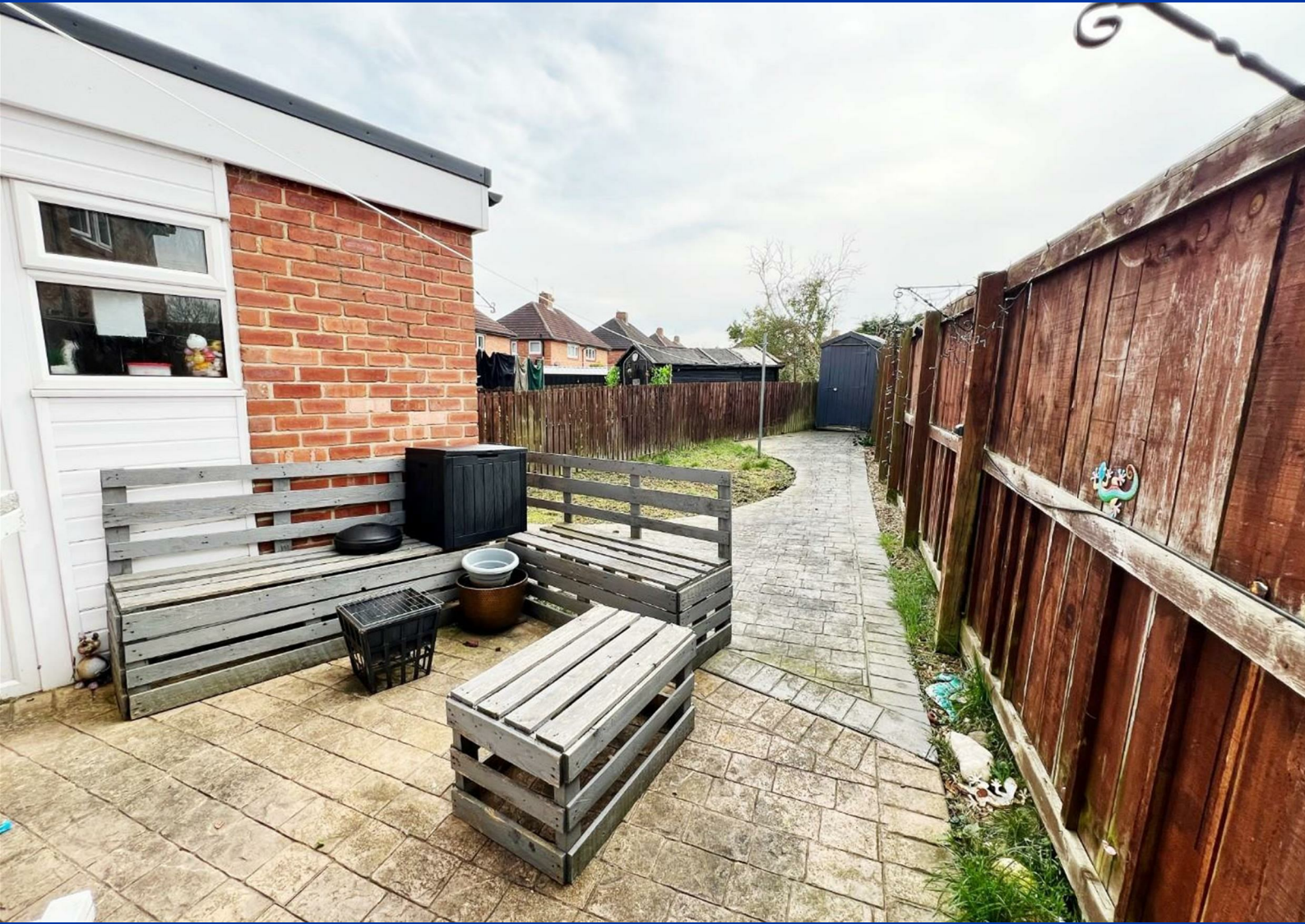
Tenure: Freehold

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

£1,703.96 p.a

Energy Rating: E

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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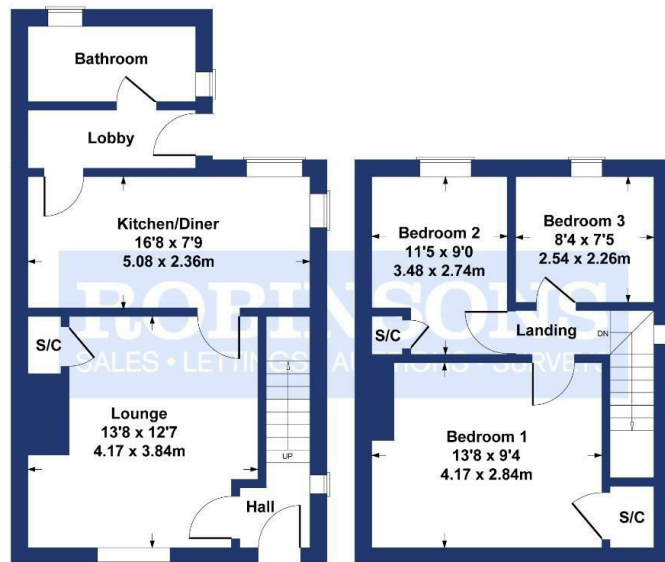
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tyne Crescent
Approximate Gross Internal Area
819 sq ft - 76 sq m



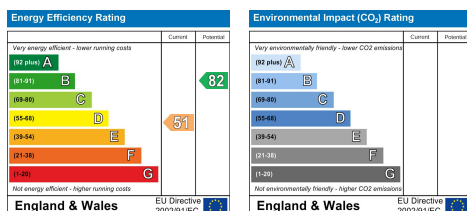
GROUND FLOOR

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. 2025



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