



Woodward Road, Spennymoor, DL16 7US  
3 Bed - House - End Terrace  
£195,000

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\*\*\*WOW ATTENTION FIRST TIME BUYERS\*\*\*

Robinsons are delighted to offer to the market this SUPERBLY PRESENTED THREE BEDROOMED END LINK PROPERTY which is a credit to its current owners for its class and style throughout, located on the MERRINGTON PARK DEVELOPMENT built by BARRATT HOMES and still under the NHBC GUARANTEE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMMODATION on offer which has NUMEROUS UPGRADES THROUGHOUT and is conveniently located to Spennymoor Town Centre, local amenities and Transport links also lie close by to nearby Durham City, Darlington and Teesside. The property itself benefits from beautiful kitchen, modern bathroom, spacious lounge, easy to maintain gardens, off road parking, garage, UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

Briefly comprises of ENTRANCE HALL, CLOAKROOM/WC, LOUNGE, SUPERB KITCHEN/DINING ROOM with INTEGRATED COOKING FACILITIES. Whilst to the FIRST FLOOR, THREE BEDROOMS, EN-SUITE FACILITIES, ATTRACTIVE MODERN WHITE FAMILY BATHROOM. Whilst EXTERNALLY the property enjoys FRONT & SIDE GARDENS, REAR GARDEN with PATIO area, Which would be fantastic for entertaining guests, beyond the private garden is a GARAGE and DRIVEWAY. In more detail the accommodation comprises of:-

EPC Rating B  
Council Tax Band C

### Hallway

Stylish tiled flooring, radiator, two storage cupboards.

### W/C

W/C, wash hand basin, radiator, extractor fan, tiled flooring.

### Lounge

16'0 x 10'2 (4.88m x 3.10m )

UPVC windows, radiator, spotlights.

### Kitchen/Diner

16'0 x 10'4 (4.88m x 3.15m)

Stunning wall and base units, stainless steel sink with mixer tap and drainer, tiled splashbacks and flooring, integrated oven, gas hob, extractor fan, plumbed for washing machine, space for dining room table, uPVC windows, french doors leading to rear garden, radiator.

### Landing

Radiator, loft access.

### Bedroom One

13'8 x 12'8 max points (4.17m x 3.86m max points)

UPVC windows, radiator.

### En-Suite

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

### Bedroom Two

14'4 x 10'3 max points (4.37m x 3.12m max points)

UPVC window, radiator, storage cupboard.

### Bedroom Three

7'2 x 6'8 (2.18m x 2.03m )

UPVC window, radiator.

### Bathroom

White panelled bath, wash hand basin, W/C, radiator, tiled splashbacks, uPVC window, radiator, extractor fan.

### Externally

To the front elevation is an easy to maintain garden. While to the rear, there is a lovely good sized and easy to maintain garden and patio which gives access to the driveway and garage.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage: Good EE/O2/Three/Vodafone

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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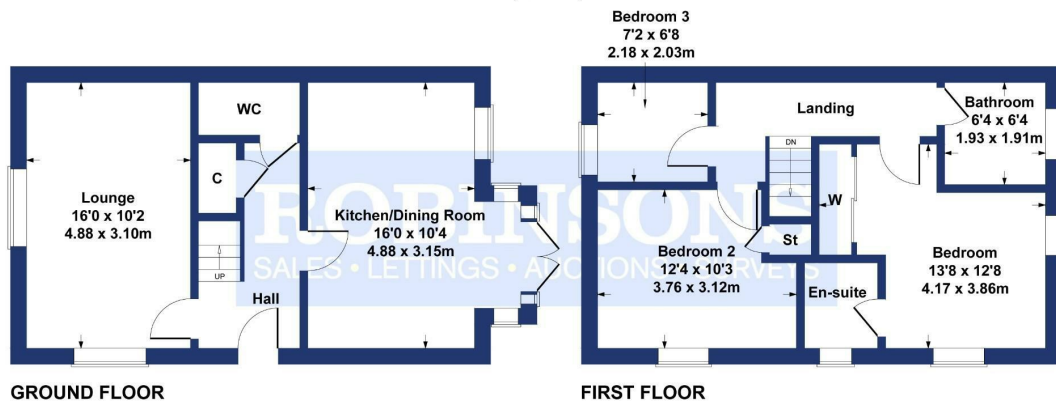
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Strategic Marketing Plan

Dedicated Property Manager

## Woodward Road

Approximate Gross Internal Area  
936 sq ft - 87 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 | Very energy efficient - lower running costs |
| A                                           | A                                           |
| B                                           | B                                           |
| C                                           | C                                           |
| D                                           | D                                           |
| E                                           | E                                           |
| F                                           | F                                           |
| G                                           | G                                           |
| Not energy efficient - higher running costs | Not energy efficient - higher running costs |
| England & Wales                             | EU Directive 2002/91/EC                     |

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

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1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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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.

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
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