



Watson Park, Thinford, DL16 6NB
3 Bed - House - Townhouse
O.I.R.O £149,995

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Must Be Viewed ** Popular & Convenient Location ** Ideal Starter or Family Home ** Good Road Links ** Outskirts of Spennymoor & Durham City ** Upvc Double Glazing & GCH ** Parking & Gardens **

Briefly comprising: entrance porch, comfortable lounge, inner hallway, cloak/W.C, modern kitchen diner with a selection of integrated appliances and French doors to the rear garden. The first floor offers two bedrooms and family bathroom/WC. On the second floor there is a large principle bedroom with modern ensuite shower room/WC. Externally, there's off-street parking at the front and a well-maintained, attractive rear enclosed garden.

Thinford, located just outside Spennymoor in County Durham, offers a highly desirable location for buyers seeking a balance between countryside charm and urban convenience. This growing residential area benefits from excellent transport links, with the nearby A167 and A688 providing easy access to Durham City, Bishop Auckland, and the A1(M) for commuting across the North East. Durham railway station is also a short drive away, offering direct services to Newcastle, York, and London. Thinford is close to a range of amenities including supermarkets, local shops, cafes, and leisure facilities, as well as well-regarded schools and healthcare services. Recent developments have brought modern housing and family-friendly communities to the area, while nearby open spaces and walking routes offer a peaceful setting. With its combination of accessibility, amenities, and a welcoming community atmosphere, Thinford is an appealing choice for first-time buyers, families, and professionals alike.

EPC Rating TBC
Council Tax Band A

Entrance Porch

Lounge

Hallway

Cloakroom/WC

Kitchen/Diner

First Floor Landing

Bedroom Two

Bedroom Three

Bathroom

Second Floor Landing

Bedroom One

En-Suite

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

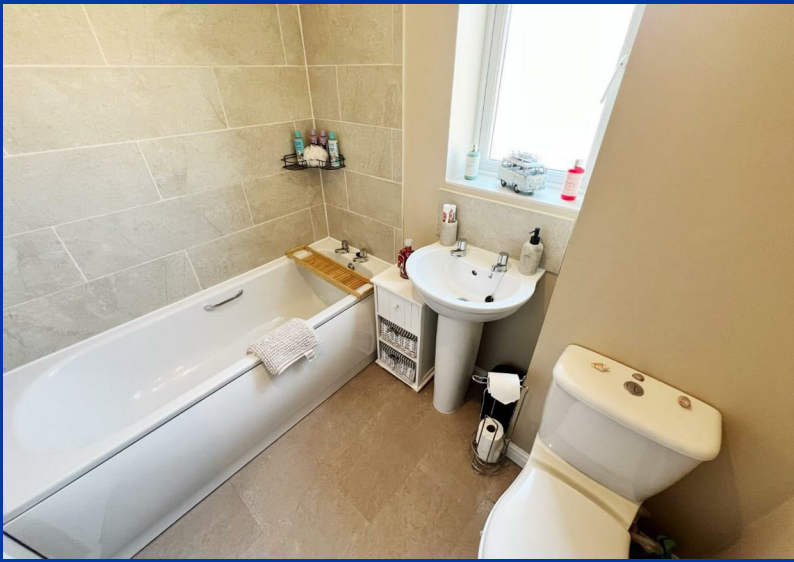
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,703.96 p.a

Energy Rating: TBC

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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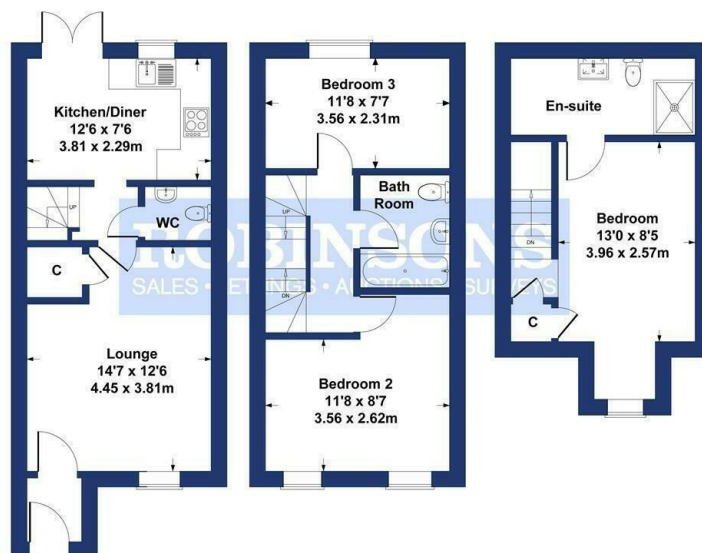
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Watson Park
Approximate Gross Internal Area
896 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91kWh/m² A			
91-81kWh/m² B			
81-65kWh/m² C			
65-55kWh/m² D			
55-45kWh/m² E			
45-35kWh/m² F			
35-20kWh/m² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-91kWh/m² A			
91-81kWh/m² B			
81-65kWh/m² C			
65-55kWh/m² D			
55-45kWh/m² E			
45-35kWh/m² F			
35-20kWh/m² 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.

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