



Lyne Road, Spennymoor, DL16 7AQ
3 Bed - House - Mid Link Terrace
£89,950

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Robinsons are delighted to offer to the market this well presented THREE BEDROOM MID-LINK HOUSE which is immaculately presented throughout. In our opinion the property would suit a variety of purchasers including first time buyers and buy to let landlords. The property is conveniently located for local shops, bus routes and schools and Spennymoor town centre lies approximately one mile away. The property benefits from Stunning Kitchen, good sized garden, conservatory, UPVC DOUBLE GLAZING, gas central heating.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM W/C, spacious LOUNGE, ATTRACTIVE KITCHEN, USEFUL OUTBUILDING and conservatory. Whilst to the first floor THREE well-proportioned BEDROOMS, one with fitted wardrobes and FAMILY SHOWER ROOM. Externally the property to the front elevation is a easy to maintain garden while to the rear there is a well presented and easy to maintain garden. In more detail the accommodation comprises of;

EPC Rating TBC
Council Tax Band A

Porch

UPVC window, wood effect flooring, access to hallway.

Hallway

Radiator, stairs to first floor, two storage cupboards.

W/C

W/C.

Lounge

13'6 x 11'3 (4.11m x 3.43m)
UPVC window, radiator.

Kitchen/Diner

13'5 x 11'0 (4.09m x 3.35m)
Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled flooring and splashbacks, space for dining room table, radiator, plumbed for washing machine, access to conservatory.

Conservatory

12'9 x 7'6 (3.89m x 2.29m)
UPVC window, access to rear.

Landing

Storage cupboard.

Bedroom One

12'9 x 10'2 (3.89m x 3.10m)
UPVC window, radiator.

Bedroom Two

10'6 x 9'8 (3.20m x 2.95m)
UPVC window, radiator, fitted wardrobes.

Bedroom Three

9'3 x 7'7 (2.82m x 2.31m)
Fitted wardrobes, radiator, uPVC window.

Shower Room

Shower cubicle, wash hand basin, uPVC window, chrome towel radiator, tiled splashbacks, W/C, spotlights.

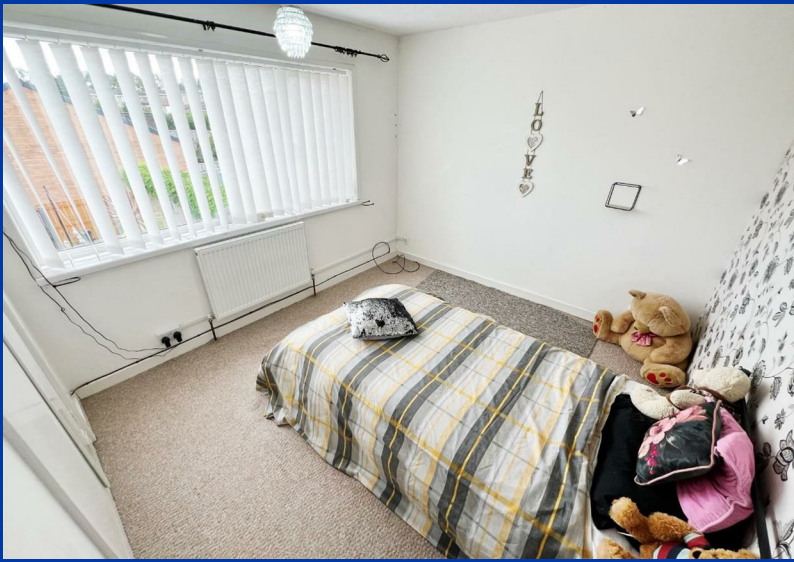
Externally

To the front elevation is an easy to maintain garden. While to the rear there is a lovely enclosed garden and decked area.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 9000Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1703.96 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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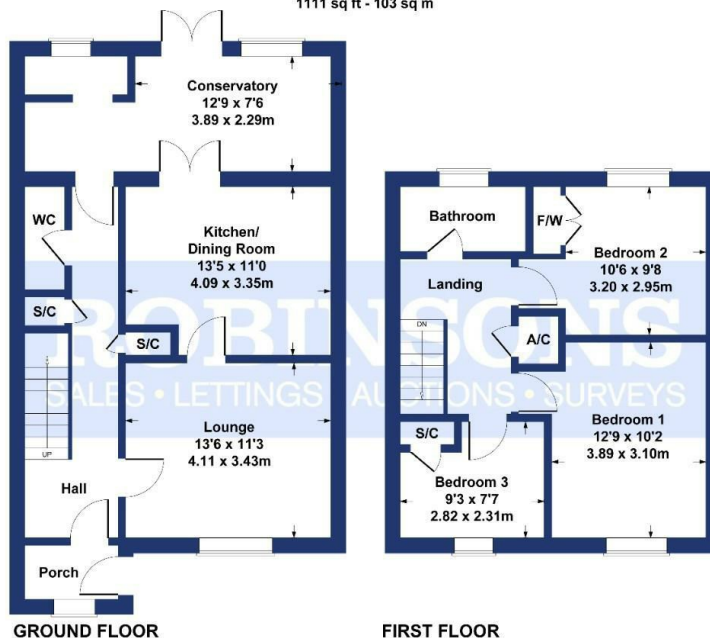
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lyne Road
Approximate Gross Internal Area
1111 sq ft - 103 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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