

Hazelmere, Spennymoor, DL16 6UL
2 Bed - House - Semi-Detached
£119,950

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Nestled in the charming area of Hazelmere, Spennymoor, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

As you enter the home, you are greeted by a warm and inviting atmosphere, perfect for relaxation and entertaining. The living spaces are thoughtfully designed, providing ample room for both leisure and functionality. The kitchen is well-equipped, making it a joy to prepare meals and enjoy family gatherings.

The bedrooms are spacious and filled with natural light, creating a serene environment for restful nights. The layout of the house ensures privacy and comfort, making it a wonderful place to unwind after a busy day.

Outside, the property boasts a lovely garden area, perfect for enjoying the fresh air or hosting summer barbecues. The semi-detached nature of the house offers a sense of community while still providing the privacy you desire.

Located in Hazelmere, you will benefit from a friendly neighbourhood with local amenities just a stone's throw away. Spennymoor itself offers a range of shops, schools, and recreational facilities, ensuring that all your needs are met within easy reach.

This semi-detached house in Hazelmere is not just a property; it is a place to call home. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this charming house your own.

EPC Rating TBC
Council Tax Band A

Porch

UPVC windows, access to lounge.

Lounge

17'5 x 12'8 (5.31m x 3.86m)

Wood effect flooring, radiator, uPVC window, stairs to first floor.

Kitchen/Diner

12'8 x 8'9 (3.86m x 2.67m)

Modern wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, radiator, uPVC window, space for fridge freezer, extractor fan, electric cooker point, access to rear and space for small dining room table, tiled splashbacks.

Landing

Loft access.

Bedroom One

12'9 x 9'6 max points (3.89m x 2.90m max points)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

12'8 x 8'9 (3.86m x 2.67m)

UPVC window, radiator, storage cupboard, wood effect flooring.

Bathroom

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

Externally

To the front elevation is an easy to maintain garden and driveway. While to the rear there is a pleasant garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps *

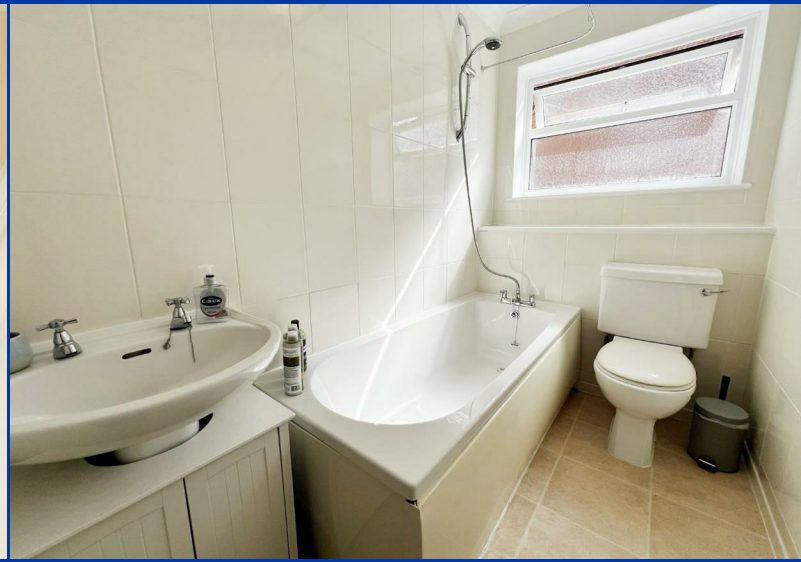
Mobile Signal/Coverage: Good

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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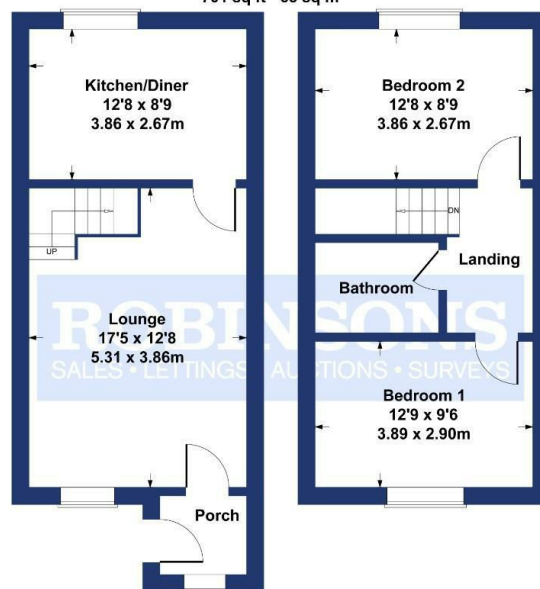
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hazelmere

Approximate Gross Internal Area
701 sq ft - 65 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	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	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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