



Hawthorn Road, Spennymoor, DL16 7EL  
3 Bed - House - Mid Terrace  
£89,950

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Nestled on the charming Hawthorn Road in Spennymoor, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. With a well-thought-out layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The spacious living areas are filled with natural light, creating a warm and welcoming atmosphere.

The home features three comfortable bedrooms, providing ample space for family members or guests. Each room offers a peaceful retreat, ideal for unwinding after a long day. The property also includes a well-appointed bathroom, ensuring convenience for daily routines.

Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it an ideal location for those seeking a community-oriented lifestyle. The surrounding area offers a blend of tranquillity and accessibility, with good transport links to nearby towns and cities.

This mid-terrace house on Hawthorn Road is a fantastic opportunity to create a loving home in a vibrant community. With its generous living space and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this charming property and envision the possibilities it holds for you and your family.

EPC Rating TBC  
Council Tax Band A

### Hallway

Stylish flooring, stairs to first floor, storage cupboard.

### Lounge

17'3 x 11'4 (5.26m x 3.45m )

UPVC bay window, electric fire and surround, radiator.

### Kitchen/Diner

13'9 x 12'8 (4.19m x 3.86m )

White wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, storage cupboard, space for living room table.

### Sunroom

14'6 x 8'2 (4.42m x 2.49m)

UPVC windows, radiator, french doors leading to rear.

### Landing

Access to bedrooms and bathroom.

### Bedroom One

11'4 x 9'7 (3.45m x 2.92m)

Wood effect flooring, radiator, uPVC bay window, loft access.

### Bedroom Two

11'5 x 11'4 (3.48m x 3.45m )

Wood effect flooring, radiator, uPVC window, storage cupboard.

### Bedroom Three

11'4 x 7'5 (3.45m x 2.26m)

Wood effect flooring, radiator, uPVC window.

### Bathroom

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

### W/C

W/C, half tiled, uPVC window.

### Externally

To the front elevation is a double driveway. 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:

Mobile Signal/Coverage:

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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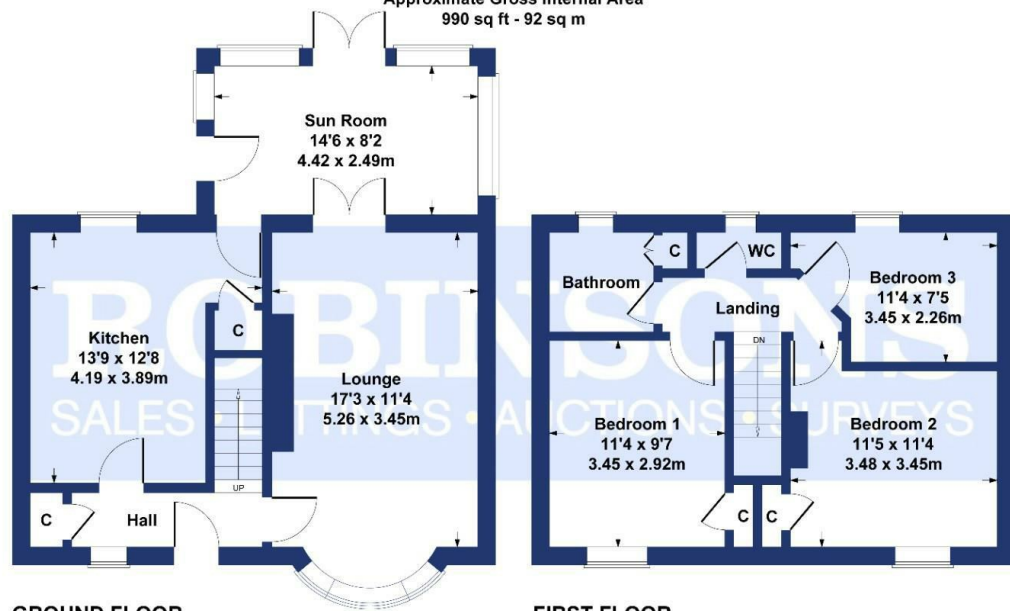
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Hawthorn Road**  
Approximate Gross Internal Area  
990 sq ft - 92 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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		73	74
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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