



Wood Lane, DL16 6JP
2 Bed - Bungalow - Semi Detached
£149,950

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Situated in the charming area of Wood Lane, Spennymoor, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious Lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow is thoughtfully designed, ensuring that every inch of space is utilised effectively.

The property features a well-appointed bathroom, catering to all your daily needs with ease. The kitchen, while not specified, is typically a central hub in bungalows, offering ample space for meal preparation and dining.

The surrounding area of Spennymoor is known for its friendly community and local amenities, making it a desirable location for those looking to settle down. With easy access to nearby shops, parks, and transport links, you will find everything you need within a short distance.

This bungalow presents an excellent opportunity for anyone looking to enjoy single-storey living in a tranquil setting. Whether you are a first-time buyer or seeking to downsize, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your new home.

EPC Rating D
Council Tax Band

Hallway.
Radiator.

Lounge
15'2 x 12'5 max points (4.62m x 3.78m max points)
Upvc bay windows, radiator.

Kitchen / Diner
19'7 x 10'1 max points (5.97m x 3.07m max points)
Wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for washing machine, space for dryer, space for dining room table, four uPVC windows, radiator, access to the rear and stairs to dormer bedroom

Bedroom One
12'3 x 10'0 (3.73m x 3.05m)
Upvc Window and radiator.

Bedroom Two
10'5 x 9'9 max points (3.18m x 2.97m max points)
Upvc Window and radiator.

Bathroom

White panelled bathroom, separate shower room, wash hand basin, w/c, tiled splash back, Upvc window, radiator.

Dormer Room

13'8 x 9'6 (4.17m x 2.90m)
Upvc Window and radiator.

Externally

To the front elevation is a good sized enclosed garden, while to the rear there is good sized enclosed garden, driveway and detached garage.

Cellar

26'5 x 23'5 (8.05m x 7.14m)
Power and lighting.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 10000Mbps *
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,271.95 p.a
Energy Rating D

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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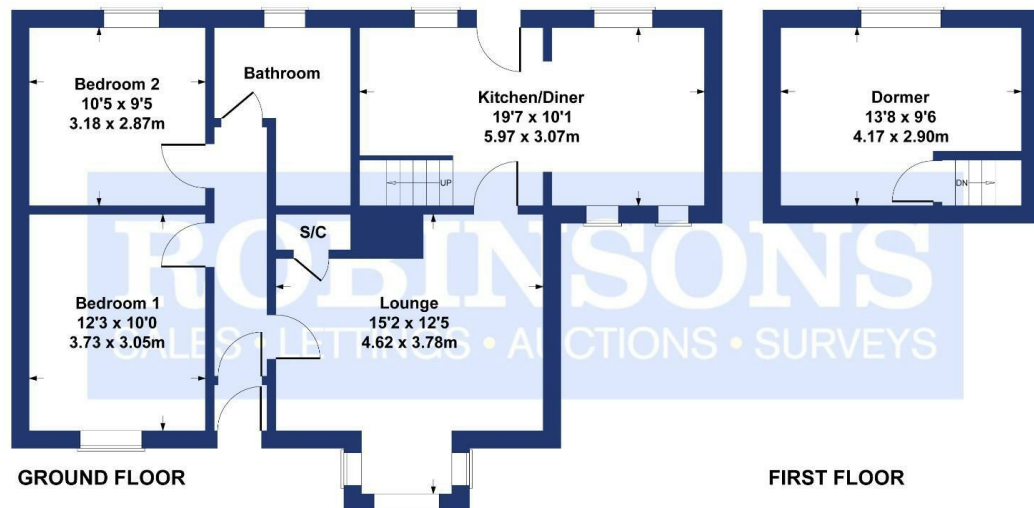
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wood Way, Wood Lane

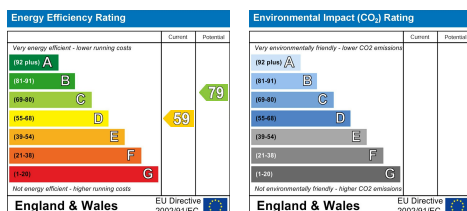
Approximate Gross Internal Area
914 sq ft - 85 sq m



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



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