



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 C

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

Council Tax: Durham County Council, Band c
Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these che



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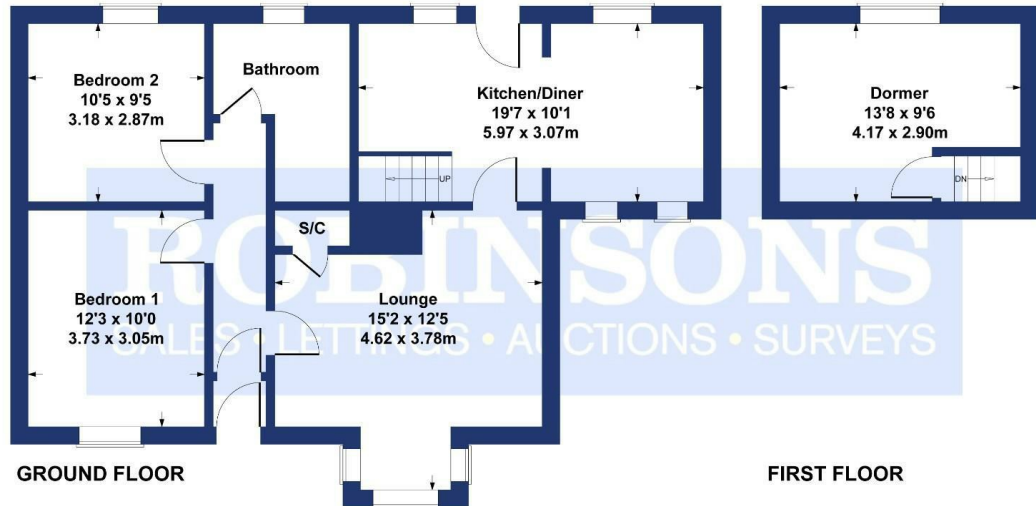
Lettings and Management

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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