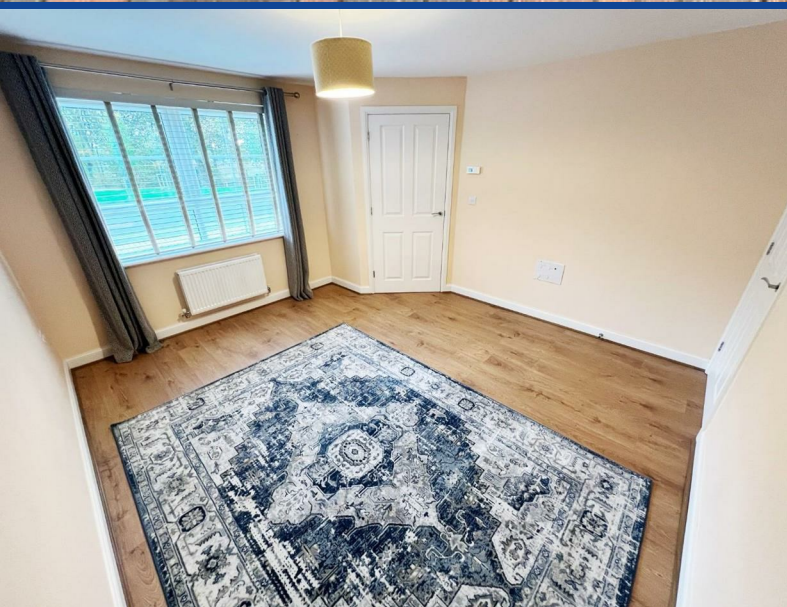




Spencer Road, Spennymoor, DL16 7WA
3 Bed - House - Semi-Detached
£162,000

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Nestled on Spencer Road in the charming town of Spennymoor, this delightful three-bedroom semi-detached family home is now available for sale with no onward chain. This property presents an excellent opportunity for families or first-time buyers seeking a comfortable and inviting residence.

Upon entering, you are welcomed into a spacious lounge that provides a perfect setting for relaxation and family gatherings. The heart of the home is undoubtedly the beautiful kitchen, which comes equipped with integrated appliances, making it both functional and stylish for culinary enthusiasts.

The master bedroom is a true highlight, boasting a stunning outlook that enhances the tranquil atmosphere of the home. Additionally, it features a useful ensuite, providing convenience and privacy. The two further bedrooms are well-proportioned, offering ample space for family members or guests.

Outside, the property benefits from a large block-paved driveway with space for two cars, ensuring plenty of off-road parking for residents and visitors alike. The property is situated in a cul-de-sac opposite a lovely green. The good-sized enclosed landscaped garden and patio area create an ideal space for outdoor entertaining, gardening, or simply enjoying the fresh air.

This charming home is sure to attract interest, and early viewing is highly recommended to avoid disappointment. With its appealing features and prime location, this property is a wonderful opportunity to create lasting memories in a lovely family environment.

EPC Rating
Council Tax Band

Hallway

quality flooring, radiator and stairs to the first floor

Lounge

12'8 x 11'7 (3.86m x 3.53m)

Quality flooring, radiator, Upvc Window

Inner Hall

quality flooring and large storage cupboard.

W/C

W/C, wash hand basin, radiator and quality flooring

Kitchen

15'0 x 10'0 (4.57m x 3.05m)

Morden wall and base units, integrated fridge and freezer, oven, hob, extractor fan, dishwasher, plumbed for washing machine, quality flooring, radiator, Upvc window, space for dining room table, stainless steel sink with mixer tap and drainer, French doors leading to the rear garden.

Landing

quality flooring, loft access.

Bedroom One

11'5 x 11'8 max points (3.48m x 3.56m max points)

quality flooring, radiator, Upvc window with lovely outlook

Ensuite

Shower cubicle, wash hand basin, w/c, Upvc window, extractor fan.

Bedroom Two

10'6 x 8'8 max points (3.20m x 2.64m max points)

quality flooring, radiator, Upvc window, fitted wardrobe.

Bedroom Three

9'6 x 7'0 (2.90m x 2.13m)

quality flooring, radiator, Upvc window

Bathroom

White panelled bath, wash hand basin, w/c extractor fan, tiled splash backs, radiator.

Externally

To the front elevation is a double blocked paved driveway which over looks a beautiful green area, while to the rear there is a lovely enclosed landscaped garden and patio

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band - Approx. £p.a

Energy Rating:

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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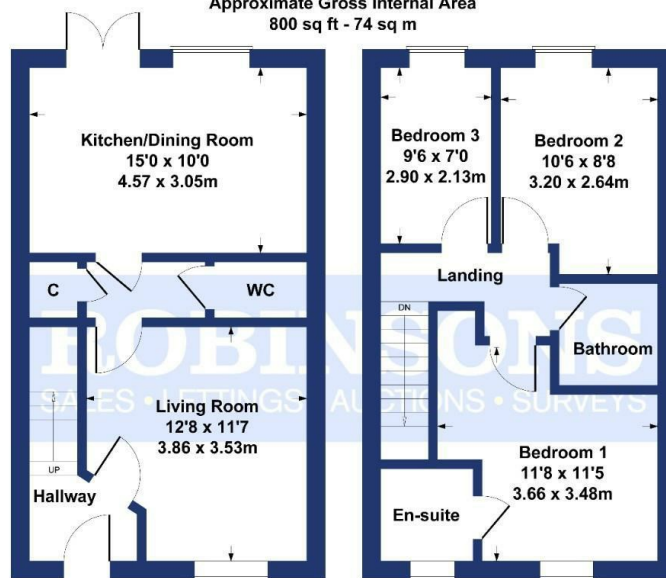
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Spencer Road

Approximate Gross Internal Area
800 sq ft - 74 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		83	95
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			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk