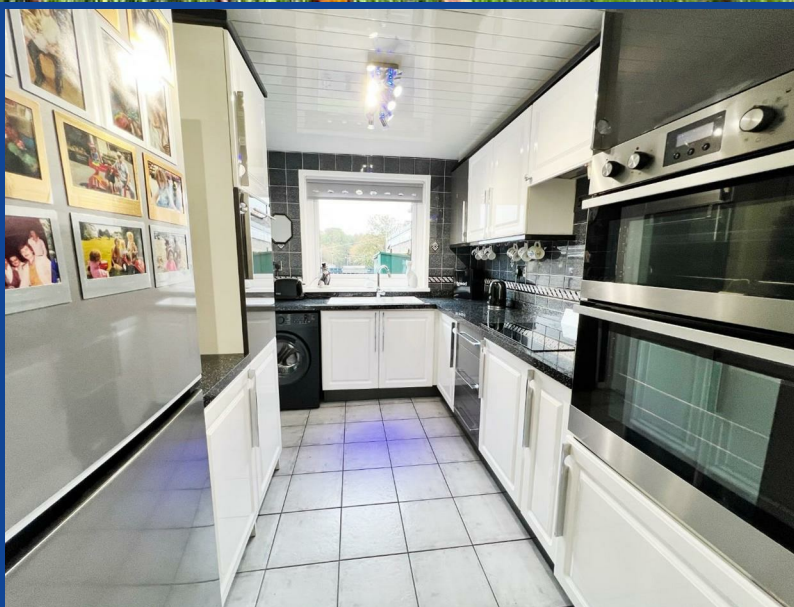
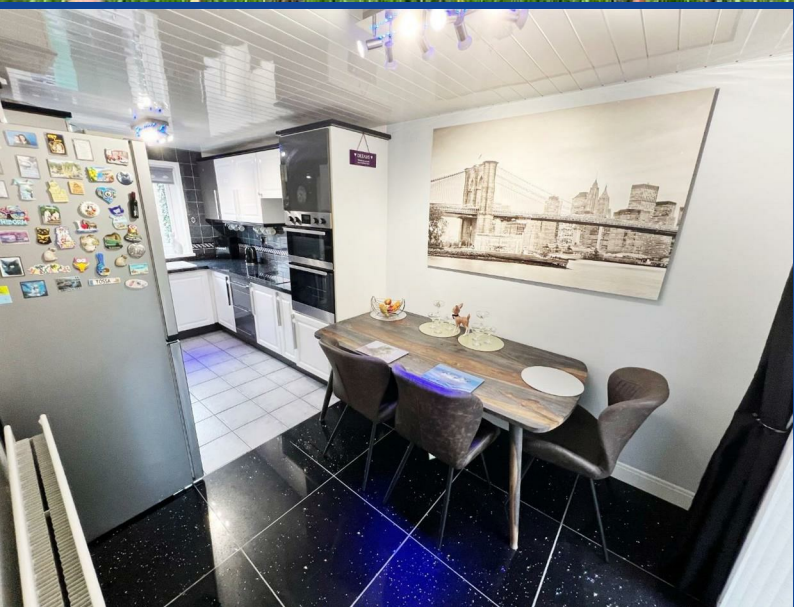




Mayfields, Spennymoor, DL16 6RP
3 Bed - House - Semi-Detached
£145,000

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We are pleased to bring to the market this beautifully presented and pleasantly situated three-bedroom semi-detached home, located on the ever-popular Greenways Estate. Ideally positioned less than a ten-minute walk from the town centre and a wide range of local amenities, the property offers both convenience and comfort in a sought-after residential setting. Internally, the home features a spacious and well-proportioned layout throughout. It enjoys an open aspect to the front and is not directly overlooked at the rear, providing a sense of privacy. The property benefits from UPVC double glazing and gas central heating.

The ground floor comprises a welcoming entrance hallway, a generously sized lounge, and a stylish dining kitchen fitted with white high-gloss units, leading to a rear hallway. Upstairs, there are three well-proportioned bedrooms, with the master bedroom featuring built-in wardrobes. A beautifully finished shower room and a separate WC complete the first-floor accommodation. Externally, the property boasts a front garden, a recently installed block-paved rear garden ideal for outdoor entertaining, and a larger-than-average garage offering excellent storage or parking space.

EPC Rating C
Council Tax Band B

Porch

Radiator, Upvc Window.

Lounge

17'9 x 12'0 (5.41m x 3.66m)

Radiator, Upvc Windows, electric fire.

Kitchen / Diner

17'9 x 7'8 (5.41m x 2.34m)

Morden wall and base units, integrated oven, hob, extractor fan, space for fridge and freezer, space for dining room table, tiled flooring, Radiator, Upvc Window, sink with mixer tap and drainer.

Rear Lobby

Tiled flooring, storage cupboard, access to the rear.

Landing

Loft access, Airing cupboard.

Bedroom One

11'9 x 11'6 max points (3.58m x 3.51m max points)

Fitted wardrobes, storage cupboard, radiator, Upvc Window and stylish flooring.

Bedroom Two

11'6 x 7'8 (3.51m x 2.34m)

Radiator, Upvc Window, storage cupboard.

Bedroom Three

8'7 x 6'9 (2.62m x 2.06m)

Radiator, Upvc Window.

Shower room

Shower cubicle, wash hand basin, heated towel rail, Upvc window.

W/C

W/c and Upvc window.

Externally

To the front elevation is a easy to maintain garden, which over looks a pleasant green area, while to the rear there is a lovely enclosed garden and block paved patio, which gives access to a driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 34Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,987.95 p.a

Energy Rating: C

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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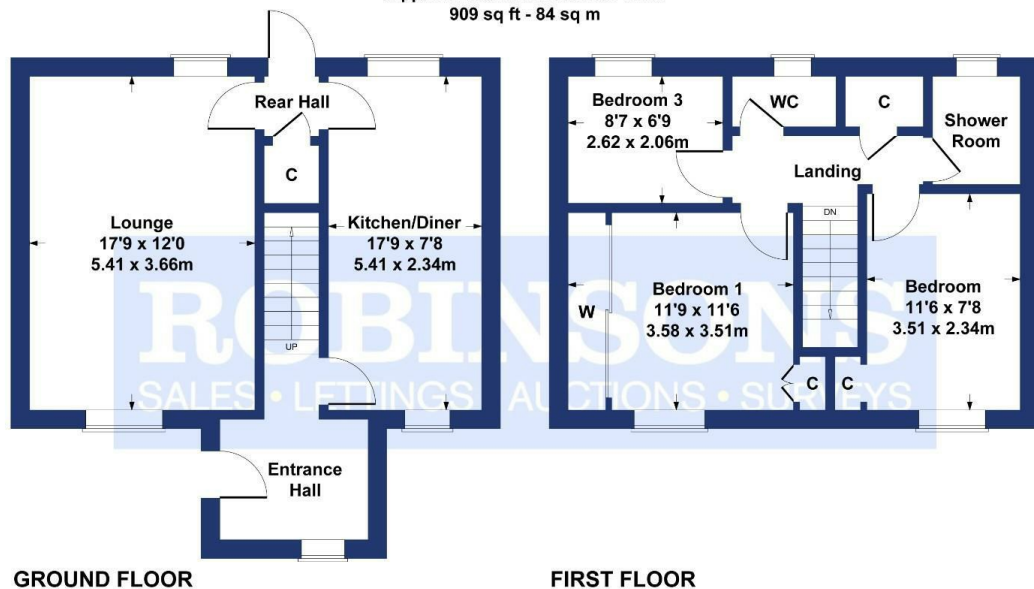
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mayfields

Approximate Gross Internal Area
909 sq ft - 84 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	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		69	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.

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