



**Willow Road, Spennymoor, DL16 7AR**  
**3 Bed - House - Semi-Detached**  
**Reduced £135,000**

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Located in the sort after area of Willow Road in the charming town of Spennymoor, this recently refurbished three-bedroom semi-detached family home presents an excellent opportunity for prospective buyers. Offered to the market with no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxation and family gatherings. The heart of the home is undoubtedly the stunning open-plan kitchen and dining room, which provides an ideal space for entertaining and enjoying meals with loved ones. The first floor boasts three generously sized bedrooms, each offering ample space for comfort, alongside a well-presented bathroom that caters to the needs of a modern family.

Externally, the property features a good-sized garden at the front, enhancing its curb appeal, while the rear garden offers a pleasant outdoor space for leisure and recreation. A driveway provides convenient off-street parking and leads to a garage, adding to the practicality of this delightful home.

This property is ideally suited for a variety of purchasers, from first-time buyers to small families, and is situated in a popular location just over a mile from Spennymoor town centre, where you will find a range of local amenities. Excellent transport links are merely a five-minute walk away, and local schools are conveniently close, making this home a perfect choice for families.

In summary, this beautifully refurbished home on Willow Road is a wonderful opportunity not to be missed. With its modern features, spacious layout, and prime location, it is sure to appeal to many.

EPC Rating C  
Council Tax Band B

### Hallway

New flooring, radiator and storage cupboard.

### Lounge

13'8 x 11'3 max points (4.17m x 3.43m max points )  
Upvc window, new flooring, radiator.

### Kitchen / diner

10'5 x 17'6 max points (3.18m x 5.33m max points )  
modern wall and base units, integrated oven, hob, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splash backs, radiator, Upvc windows, space for dining room table, access to rear.

### Landing

New flooring, Upvc window, loft access.

### Bedroom One

13'8 x 9'8 max point (4.17m x 2.95m max point )  
Upvc window, radiator, new flooring.

### Bedroom Two

10'9 x 9'0 (3.28m x 2.74m )  
Upvc window, radiator, new flooring, storage cupboard, airing cupboard.

### Bedroom Three

10'6 x 7'5 max points (3.20m x 2.26m max points )  
Upvc window, radiator, new flooring.

### Bathroom

lovely suite with includes a bath with shower over, wash hand basin, W/C, Upvc window, radiator, new flooring, tiled splash back.

### Externally

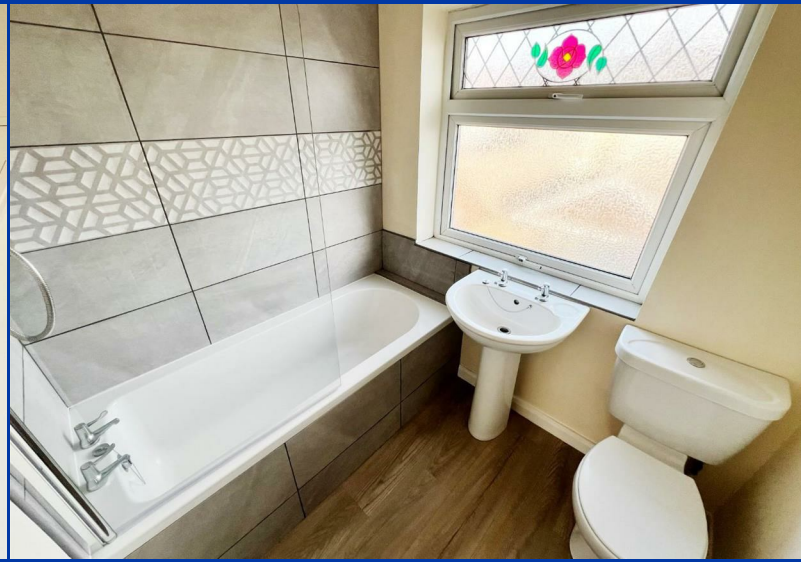
To the front elevation is a good sized garden, while to the rear there is a pleasant garden and driveway which leads to a garage.

### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband speed - Ultra-fast 10000Mbps \*  
Mobile signal: EE 3 out of 5 bars - O2 3 out of 5 bars -Three3 out of 5 bars - Vodafone 3 out of 5 bars  
Tenure: Freehold  
Council Tax: Durham County Council, Band B - Approx. £1,993.57 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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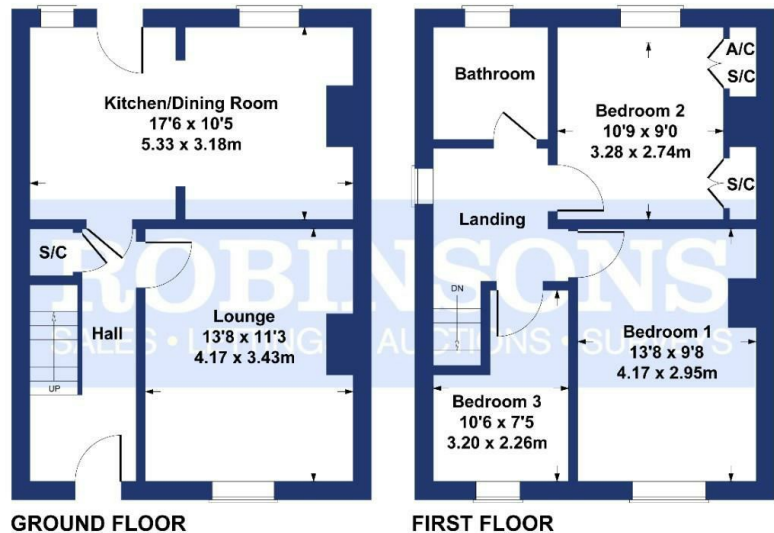
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Willow Road

Approximate Gross Internal Area  
860 sq ft - 80 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                             |   | 72      | 79        |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |         |           |
| (81-90)                                                         | B |         |           |
| (69-80)                                                         | C |         |           |
| (55-68)                                                         | D |         |           |
| (41-54)                                                         | E |         |           |
| (21-40)                                                         | F |         |           |
| (1-20)                                                          | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales                                                 |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |

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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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