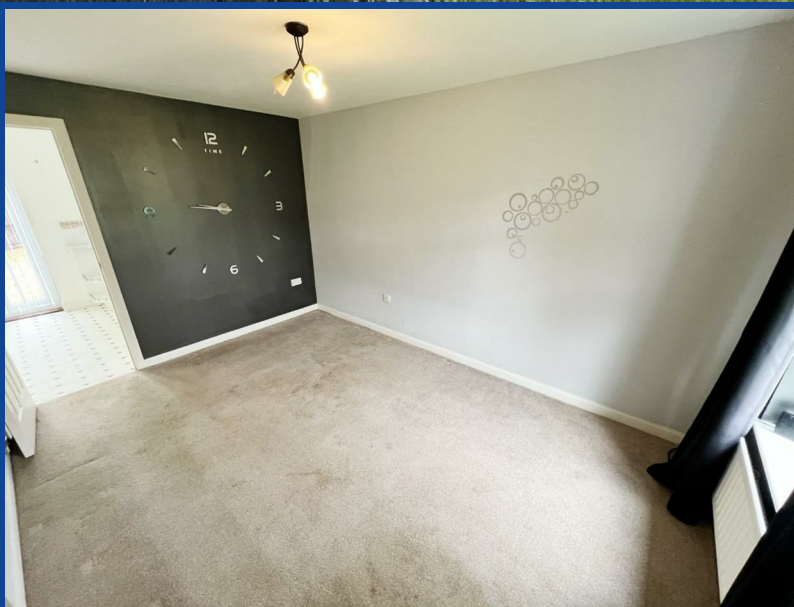
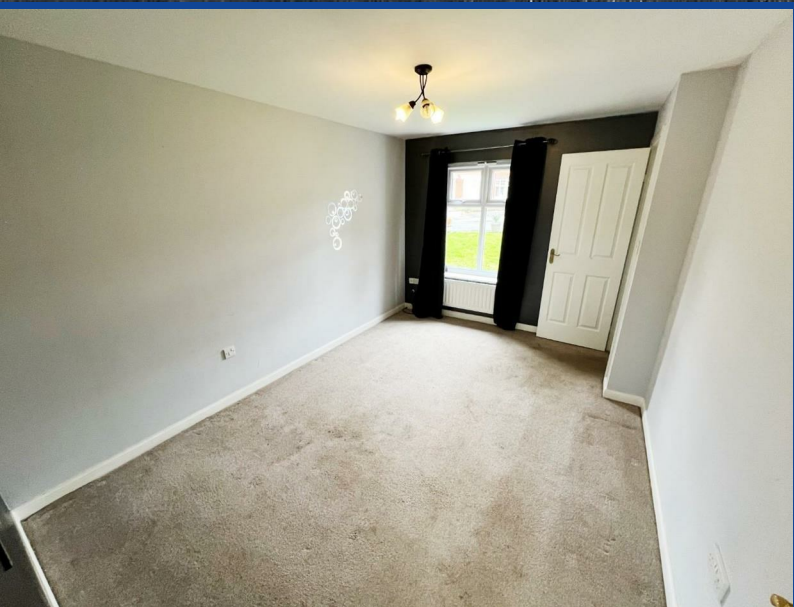




Rushmoor, Spennymoor, DL16 6NX
2 Bed - House - Semi-Detached
£89,950

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Robinsons are pleased to present this charming two-bedroom semi-detached house located at Rushmoor, Spennymoor, County Durham. Nestled on a generous corner plot within a desirable residential development, this property is offered to the market with no onward chain, making it an attractive option for a variety of buyers, including first-time homeowners, small families, and investors.

The home is ideally situated for convenient access to local amenities, ensuring that daily necessities are just a short distance away. The property boasts uPVC double glazing and gas central heating, providing both comfort and energy efficiency throughout the year.

Upon entering, you are welcomed by an inviting entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The modern open-plan kitchen and breakfast room is equipped with integrated cooking facilities, making it a delightful space for culinary enthusiasts. Upstairs, you will find two well-proportioned bedrooms that offer ample space for rest and relaxation, along with a stylish family bathroom that adds a touch of elegance.

Externally, the property features a double-length driveway, providing convenient off-road parking, and an easy-to-maintain garden that enhances the home's appeal. The large enclosed rear garden is a wonderful space for outdoor enjoyment, whether for quiet moments of reflection or lively gatherings with friends and family.

Set in a peaceful neighbourhood, this home offers the perfect balance of tranquillity and accessibility, with local parks and transport links nearby. This property is a fantastic opportunity for those seeking a comfortable and well-located residence in Spennymoor.

EPC Rating TBC
Council Tax Band A

Hallway

Radiator, access to lounge and stairs to first floor.

Lounge

13'7 x 9'7 (4.14m x 2.92m)

UPVC window, radiator.

Kitchen/Diner

12'8 x 8'6 (3.86m x 2.59m)

White wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, space for dining room table, uPVC window, radiator, storage cupboard, tiled splashbacks, french doors leading to rear.

Landing

UPVC window, loft access.

Bedroom One

12'6 x 11'0 (3.81m x 3.35m)

UPVC window, radiator, storage cupboard.

Bedroom Two

11'4 x 6'4 (3.45m x 1.93m)

UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, uPVC window, chrome towel radiator, tiled splashbacks.

Externally

To the front elevation is an easy to maintain garden and double length driveway which leads to the large enclosed garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: TBC

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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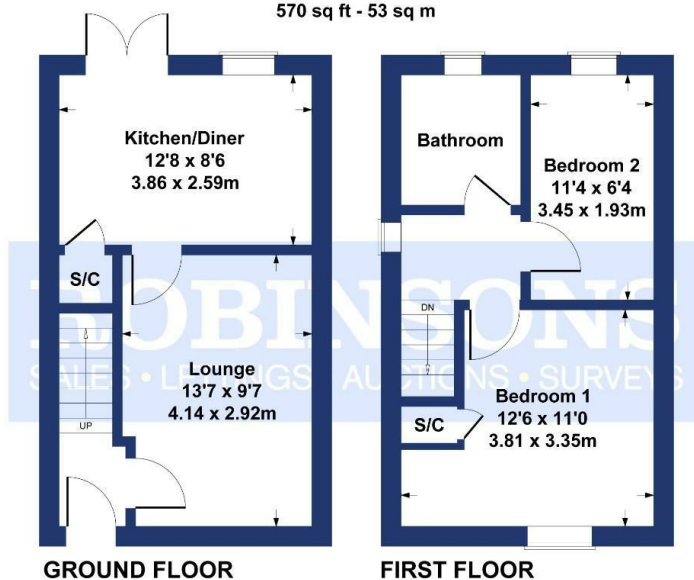
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rushmoor

Approximate Gross Internal Area
570 sq ft - 53 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			
105-91 kWh/m²/yr A			
91-81 kWh/m²/yr B			
81-65 kWh/m²/yr C			
65-55 kWh/m²/yr D			
55-45 kWh/m²/yr E			
45-35 kWh/m²/yr F			
35-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-91 g/kWh A			
91-81 g/kWh B			
81-65 g/kWh C			
65-55 g/kWh D			
55-45 g/kWh E			
45-35 g/kWh F			
35-20 g/kWh G			
Not environmentally friendly - higher CO ₂ 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.

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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