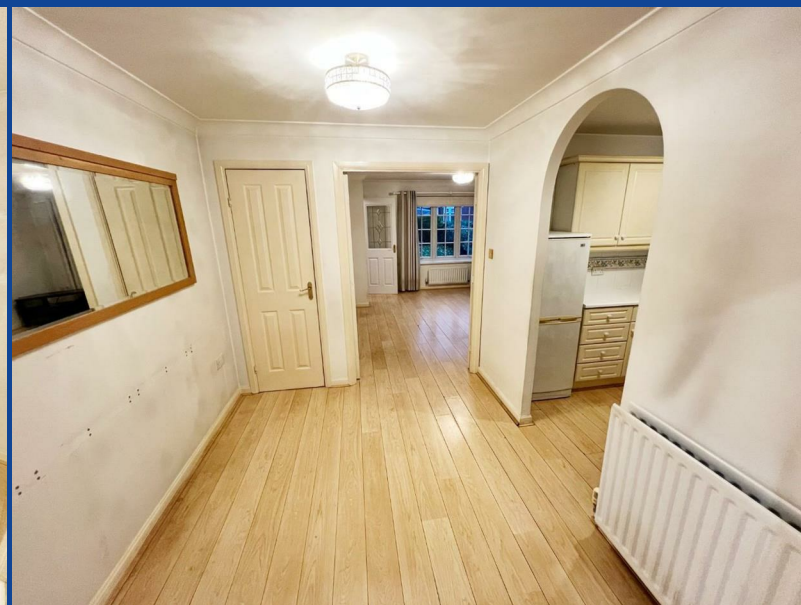
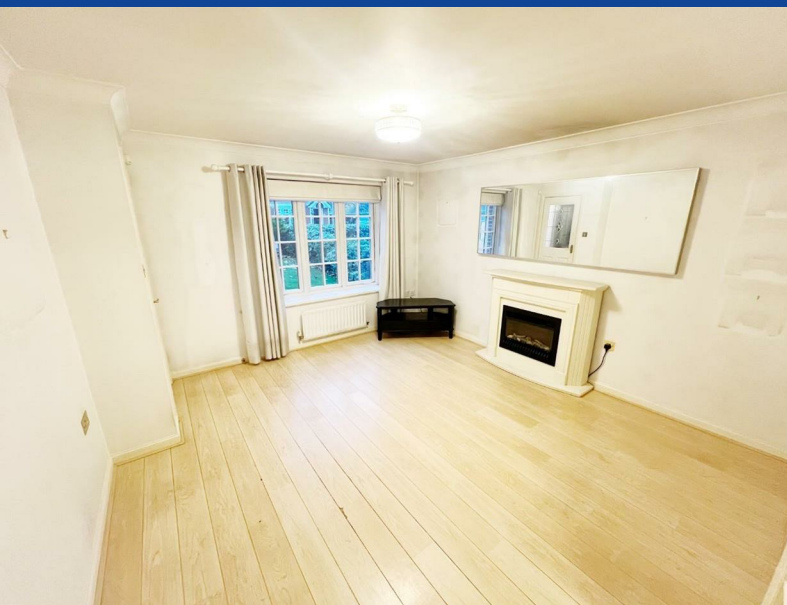




Rushmoor, DL16 6NX
3 Bed - House - Semi-Detached
Asking Price £134,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled in the charming area of Rushmoor, Spennymoor, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The three inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a community-oriented lifestyle. The surrounding area offers a blend of tranquillity and accessibility, with good transport links to nearby towns and cities.

This semi-detached house in Rushmoor is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home is sure to meet your needs. Do not miss the chance to view this lovely residence and envision your future in this wonderful location.

EPC Rating TBC
Council Tax Band B

Porch

Tiled flooring, uPVC window.

Hall

Wood effect flooring, radiator, stairs to first floor.

Lounge

13'4 x 12'4 (4.06m x 3.76m)

UPVC window, radiator, wood effect flooring.

Dining Room

8'8 x 8'0 (2.64m x 2.44m)

French doors, radiator, storage cupboard, wood effect flooring.

Kitchen

8'9 x 7'3 (2.67m x 2.21m)

Wall and base units, integrated oven, hob, extractor fan, washing machine, dishwasher, fridge freezer, ceramic sink with mixer tap and drainer, tiled splashbacks, window, wood effect flooring.

Sunroom

14'4 x 11'1 (4.37m x 3.38m)

Tiled flooring, uPVC windows, french doors leading to the rear.

Landing

Loft access, airing cupboard.

Bedroom One

10'6 x 8'9 + robes (3.20m x 2.67m + robes)

UPVC window, radiator, fitted wardrobes, dressing table and drawers.

Bedroom Two

9'8 x 6'7 (2.95m x 2.01m)

UPVC window, radiator.

Bedroom Three

8'5 x 6'8 max points (2.57m x 2.03m max points)

Storage cupboard, radiator, uPVC window.

Shower Room

Fully tiled with walk in shower, W/C, wash hand basin, uPVC window, feature chrome towel radiator, extractor fan.

Externally

To the front elevation is an easy to maintain garden and driveway. While to the rear, there is a pleasant and easy to maintain garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

Mobile Signal:

Tenure: Freehold

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

£1,987.95 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

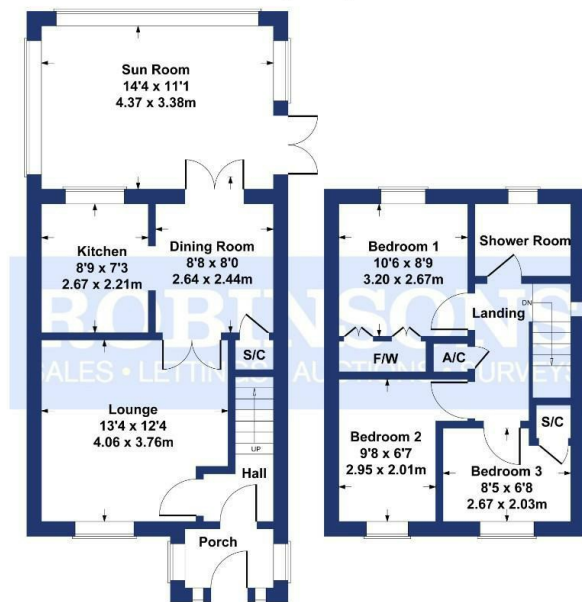
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rushmoor
Approximate Gross Internal Area
897 sq ft - 83 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			
105-91 kWh/m²/yr A			
91-81 kWh/m²/yr B			
81-65 kWh/m²/yr C			
65-55 kWh/m²/yr D			
55-48 kWh/m²/yr E			
48-35 kWh/m²/yr F			
35-27 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			
102-81 g/kWh A			
81-65 g/kWh B			
65-55 g/kWh C			
55-48 g/kWh D			
48-35 g/kWh E			
35-27 g/kWh F			
27-20 g/kWh 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

SEDFIELD

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

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

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