



**Harper Grove, Spennymoor, DL16 6FN**  
**3 Bed - House - Semi-Detached**  
**Offers Over £180,000**

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Harper Grove, Spennymoor presents an exceptional opportunity to acquire a beautifully presented three-bedroom semi-detached home, nestled in the highly desirable family-friendly area of Durham Gate. This property is not only aesthetically pleasing but also boasts a wealth of modern upgrades, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, featuring a stunning media wall complete with an inset electric fire, perfect for cosy evenings. The attractive kitchen/diner is a highlight of the home, equipped with integrated appliances and enhanced by French doors that open out to the rear gardens, allowing for a seamless blend of indoor and outdoor living. Additionally, a convenient ground floor W/C adds to the practicality of the layout.

The first floor comprises three generously sized bedrooms, with the master bedroom benefiting from en suite facilities, ensuring comfort and privacy. The Master bedroom is also fitted with wardrobes, providing ample storage space.

The property is still under NHBC guarantee, offering peace of mind to potential buyers. Furthermore, it includes parking for two vehicles, a valuable feature in today's market.

Located within easy reach of local amenities, this home is perfectly positioned for those seeking a vibrant community atmosphere. With its modern features and thoughtful design, this property on Harper Grove is a must-see for anyone looking to settle in a welcoming neighbourhood.

EPC Rating B  
Council Tax Band C

### Hallway

Radiator, quality flooring, stairs to the first floor.

### Lounge

14 x 12'1 max points (4.27m x 3.68m max points )

Media Wall with inset electric fire, radiator, quality flooring, Upvc window.

### W/C

W/C, wash hand basin, radiator, quality flooring, extractor fan

### Kitchen / Diner

15'6 x 9'5 (4.72m x 2.87m )

Morden wall and base unit, integrated oven, hob, extractor fan, dishwasher, washer / dryer, space for fridge and freezer, space for dining room table, tiled splash backs, stainless steel sink with mixer tap and drainer, Upvc window, radiator, quality flooring, storage cupboard, spot lights, under counter lighting and French doors leading to the rear garden.

### Landing,

Radiator, quality flooring, loft access.

### Bedroom One

9'9 x 9'4 (2.97m x 2.84m )

Radiator, quality flooring, fitted wardrobes, Upvc window.

### Ensuite

Shower Cubicle, wash hand basin, W/C, tiled splash backs, Upvc window, chrome towel radiator, Upvc window, extractor fan.

### Bedroom Two

10'10 x 8'8 (3.30m x 2.64m )

Upvc window, radiator, quality flooring.

### Bedroom Three

12'2 x 6'7 (3.71m x 2.01m )

Upvc window, radiator, quality flooring.

### Bathroom

White panelled bath, tiled surround, wash hand basin, w/c, wash basin, extractor fan.

### Externally

To Front elevation is a lovely easy to maintain garden & double length driveway, while to the rear there is a beautiful landscaped garden and patio, with its very own bar.

### Agent Notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Property Construction – Standard - £180.00 p.a for ground maintenance on the estate.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

Estimated Mobile phone coverage – Please refer to the Ofcom Website -

<https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom

Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







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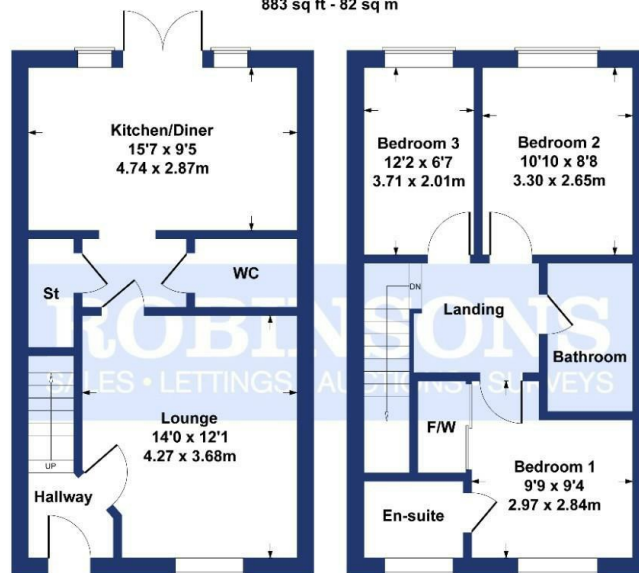
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## Harper Grove

Approximate Gross Internal Area  
883 sq ft - 82 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			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
13-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		84	96
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
102-110 g/kWh A			
89-101 g/kWh B			
75-88 g/kWh C			
61-74 g/kWh D			
47-60 g/kWh E			
33-46 g/kWh F			
21-32 g/kWh 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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