



Langmere, Spennymoor, DL16 6UW
3 Bed - House - Semi-Detached
Asking Price £169,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled in the desirable area of Langmere, Spennymoor, this superbly presented three-bedroom semi-detached house is a true gem. A credit to its current owners, the property boasts style and class throughout, making it an ideal family home. Located within the popular Greenways development, it is conveniently situated within easy reach of local schools, shops, and bus routes, with Jubilee Park just a short stroll away.

The property is approximately a twenty-minute walk from Spennymoor Town Centre, where residents can enjoy a variety of local amenities. For those commuting, the A19 and A1 are easily accessible, providing excellent transport links to Durham City, Darlington, Teesside, and beyond.

Recent improvements have enhanced the home significantly, including the addition of a delightful refitted bathroom, and a modern kitchen equipped with integrated appliances. The property benefits from UPVC double glazing and gas central heating, ensuring comfort throughout the year.

Internally, the home comprises an inviting entrance hallway leading to a spacious lounge, complete with a beautiful media wall and an inset fire, perfect for cosy evenings. The ultra-modern kitchen flows seamlessly into the conservatory, creating a bright and airy space ideal for family gatherings. On the first floor, you will find three generously sized bedrooms and a well-presented family bathroom.

Externally, the property features an easy-to-maintain garden at the front, complemented by a long driveway that provides parking for up to three vehicles. The rear landscaped garden, along with a garage/store/bar, offers a wonderful outdoor space for relaxation and entertainment.

Given all these exceptional features, early viewing is highly recommended to avoid disappointment. This property is not just a house; it is a home waiting to be cherished.

Hallway

quality flooring, feature radiator, stairs to first floor.

Lounge

13'1 x 11'8 (3.99m x 3.56m)

Quality flooring, storage cupboard, media wall with inset electric fire, tastefully decorated.

Kitchen / Diner

15'4 x 10'7 (4.67m x 3.23m)

Stunning wall and base units, integrated oven, hob, extractor fan, microwave, washing machine, fridge and freezer, stylish sink with mixer tap and drainer, quality flooring, Upvc window, feature radiator, central island with breakfast bar.

Conservatory

Upvc windows, access to rear.

Landing

Upvc window, quality flooring, loft access,

Bedroom One

13'4 x 8'7 + robes (4.06m x 2.62m + robes)

Fitted wardrobes, radiator, Upvc window, quality flooring.

Bedroom Two

9'0 x 8'9 (2.74m x 2.67m)

Airing cupboard, radiator, Upvc window, quality flooring.

Bedroom Three

10'1 x 6'4 (3.07m x 1.93m)

Storage cupboard, radiator, Upvc window, quality flooring.

Bathroom

6'1 x 6'0 (1.85m x 1.83m)

Panelled bath with shower over, washing hand basin, W/C, tiled flooring and splash backs, spot lights, extractor fan.

Externally

To the front elevation is easy to maintain garden and block paved driveway, which leads to the rear garage store and landscaped enclosed garden, which includes a lovely patterned concrete patio and artificial grass.

Garage / Bar

The garage consists of home bar and garage store.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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@robinsonscsls.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

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

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