



**Parkside, Spennymoor, DL16 6RX**  
**3 Bed - House - Semi-Detached**  
**£190,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this truly stunning and upgraded THREE BEDROOM SEMI-DETACHED FAMILY HOME. This stunning family home is located on Parkside on the ever popular Greenways development which is less than a ten minute walk from Spennymoor Town centre and local amenities. Jubilee Park lies a few minutes walk away and the property is ideal for a variety of buyers, including first time buyers and growing families. The property benefits from; High quality kitchen, well presented bathroom, ample parking, garage, beautiful enclosed rear garden, large summer house, REAR SUNROOM EXTENTION, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprise of; entrance hallway, lounge with quality flooring which flows through to the dining room, stunning modern kitchen with integrated appliances, to the first floor is a landing area which provides access to three good sized bedrooms and the lovely family shower room is also located to the first floor. Externally the property sits on a beautiful plot with a large driveway which leads to a garage, to the rear is a lovely enclosed easy to maintain garden which includes a beautiful decked area and fantastic summer house which would make a brilliant home office. We are sure this property will impress numerous buyers and early viewing is advised to avoid any disappointment.

EPC Rating D  
Council Tax Band B

#### Porch

Tiled flooring, access to hall.

#### Hallway

Radiator, stairs to first floor, tiled flooring.

#### Lounge

Tiled flooring, radiator, uPVC window, bi-folding doors to rear garden, space for dining room table, electric fire.

#### Kitchen

16'0 x 12'9 (4.88m x 3.89m)

Stunning wall and base units, integrated oven, gas hob, extractor fan, space for fridge freezer, plumbed for dishwasher, uPVC window, tiled flooring, breakfast bar, spotlights, velux windows, storage cupboard, feature radiator.

#### Conservatory

9'9 x 9'8 (2.97m x 2.95m)

Tiled flooring, french doors leading to rear.

#### Landing

Quality flooring, radiator, uPVC window, access to loft.

#### Bedroom One

11'6 x 11'5 max points (3.51m x 3.48m max points)

UPVC window, radiator, fitted wardrobes, quality flooring.

#### Bedroom Two

10'6 x 11'5 (3.20m x 3.48m)

UPVC window, radiator, fitted wardrobe, quality flooring.

#### Bedroom Three

8'6 x 7'8 max points (2.59m x 2.34m max points)

UPVC window, radiator, fitted wardrobe, quality flooring.

#### Shower Room

Large walk in shower cubicle, wash hand basin, W/C, uPVC window, radiator.

#### Externally

To the front elevation is a large pattered concrete driveway and garage. While to the rear there is a beautiful enclosed and easy to maintain garden and stylish decked area.

#### Summer House

14'0 x 10'0 (4.27m x 3.05m)

Power, lighting, uPVC window, french doors.

#### Agent Notes

Council Tax: Durham County Council, Band B

Tenure: Freehold

Property Construction – Standard

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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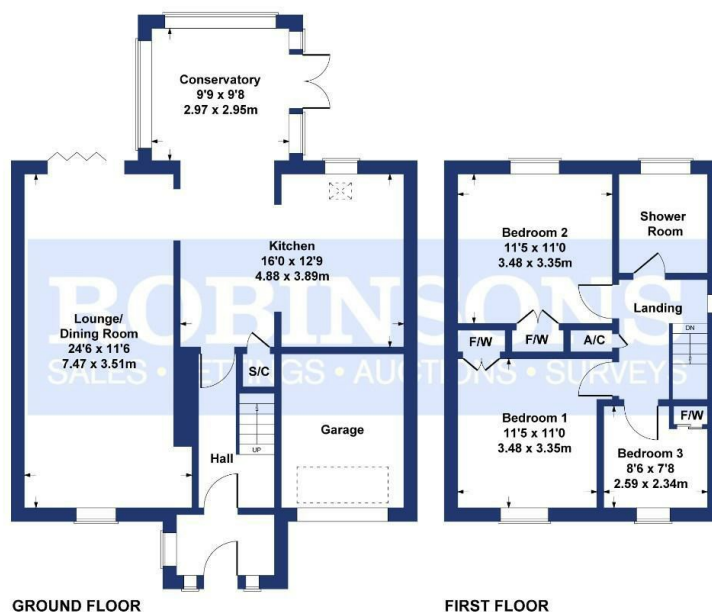
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Parkside**  
Approximate Gross Internal Area  
1288 sq ft - 120 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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.



# ROBINSONS

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