



Moore Road, Spennymoor, DL16 7FY
3 Bed - House - Semi-Detached
Asking Price £159,950

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Robinsons are delighted to present to the market this beautifully maintained and thoughtfully presented three-bedroom semi-detached home. Occupying an attractive plot within the sought-after Merrington Park development by Barratt Homes, the property is ideally suited to a wide range of buyers, including first-time purchasers, growing families, and those looking to step onto or move up the property ladder. Conveniently located just a short distance from Spennymoor Town Centre, the property benefits from easy access to a range of local shops, schools, and everyday amenities. Commuters are well served, with excellent transport links to Durham City, Darlington, Teesside, and the wider region via the nearby A1(M) and A19 road networks.

The accommodation briefly comprises an inviting entrance hallway with a ground floor cloakroom/WC, a spacious lounge with staircase leading to the first floor, and a stylish kitchen/breakfast room fitted with a range of modern high-gloss units and integrated split-level cooking appliances. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom fitted with a white suite and shower over the bath. Externally, the property enjoys a low-maintenance front garden together with a generous driveway providing ample off-road parking. To the rear is a good-sized enclosed garden, mainly laid to lawn with a patio area, creating the perfect space for outdoor relaxation and entertaining.

Properties of this quality and location are always in demand, therefore early viewing is highly recommended to avoid disappointment.

EPC Rating: B
Council Tax Band: B

Hallway

Radiator, access to lounge & W/C.

W/C

W/C, wash hand basin, radiator, extractor fan.

Lounge

14'3 x 12'1 (4.34m x 3.68m)

Upvc window, radiator, stairs to first floor.

Kitchen / Diner

15'1 x 8'9 (4.60m x 2.67m)

modern wall and base units, integrated oven, hob, extractor fan, fridge & Freezer, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for dining room table, radiator, Upvc window, storage cupboard, French doors leading to rear.

Landing

Radiator, loft access

Bedroom One

12'1 x 8'1 (3.68m x 2.46m)

Upvc window, radiator.

Bedroom Two

11'1 x 8'0 (3.38m x 2.44m)

Upvc window, radiator.

Bedroom Three

9'0 x 6'7 (2.74m x 2.01m)

Upvc window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, storage cupboard, Upvc window, extractor fan, radiator.

Externally

To the front elevation there is a easy to maintain garden and long block paved driveway which leads to the well presented rear garden and patio which includes a useful storage shed.

Agents Notes

Council Tax: Durham County Council, Band B - Approx £2,077.79 pa

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 – Gas

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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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		

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