



South View, Spennymoor, DL16 7AH
3 Bed - House - Semi-Detached
Asking Price £165,000

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ATTENTION FIRST-TIME BUYERS & GROWING FAMILIES

This beautifully upgraded and impeccably presented three-bedroom semi-detached home is a true credit to the current owners, offering stylish, modern living throughout. Situated in the popular South View area on the outskirts of Spennymoor, the property enjoys a convenient location close to local amenities, reputable schools, and excellent transport links.

Perfectly suited to first-time buyers, young families, or those simply seeking a home ready to move straight into, this impressive property boasts a wealth of standout features, including a high-specification fitted kitchen with integrated appliances, a contemporary bathroom, a garage, driveway parking, and attractive low-maintenance gardens. Further benefits include UPVC double glazing and gas central heating.

The accommodation briefly comprises a welcoming entrance hallway, a spacious L-shaped lounge/dining room ideal for both relaxing and entertaining, and a stunning modern kitchen fitted to a high standard. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property enjoys well-maintained front and rear gardens, together with a driveway and garage providing ample off-road parking.

Properties of this quality rarely remain on the market for long, therefore early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Council Tax Band: B

EPC Rating: E

Hallway

Quality flooring, radiator, storage cupboard, stairs to 1st floor

Lounge

16'6 x 10'7 (5.03m x 3.23m)

Quality flooring, radiator, UPVC bay window

Dining room

14'3 x 9'1 (4.34m x 2.77m)

Quality flooring, radiator, French doors leading to rear

Kitchen

13'4 x 10'4 (4.06m x 3.15m)

Modern wall & base units, integrated oven, hob, extractor fan, fridge freezer, washing machine, stainless steel sink with mixer tap & drainer, tiled splash backs, central island with breakfast bar, radiator, UPVC window, under counter lights, spot lights.

Landing

Loft access, UPVC windows, quality flooring, storage cupboard

Bedroom one

10'6 x 10'1 (3.20m x 3.07m)

Quality flooring, radiator, UPVC windows

Bedroom two

11'4 x 8'5 (3.45m x 2.57m)

UPVC window, radiator, quality flooring

Bedroom 3

9'6 x 8'7 (2.90m x 2.62m)

UPVC windows, radiator, storage cupboard

Bathroom

8'2 x 5'4 (2.49m x 1.63m)

White panelled bath with shower over, wash hand basin, w/c, tiled splash backs, UPVC windows, radiator, spot lights

Externally

To the front elevation is a lovely garden area. While to the rear there is a beautiful enclosed garden & patio which gives access to a driveway & garage

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 – Gas Central Heating

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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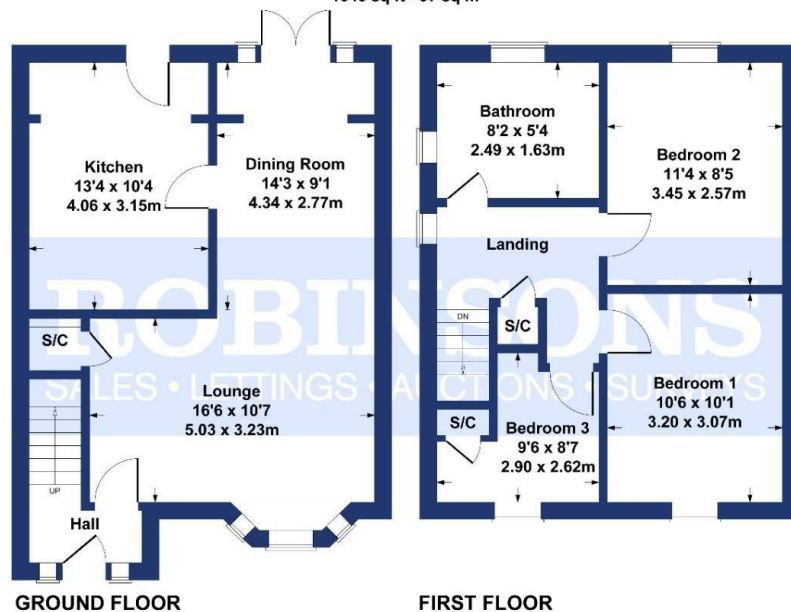
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South View Spennymoor, DL16 7AH

Approximate Gross Internal Area
1040 sq ft - 97 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. 2026

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		
	54	83
England & Wales	EU Directive 2002/91/EC	

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