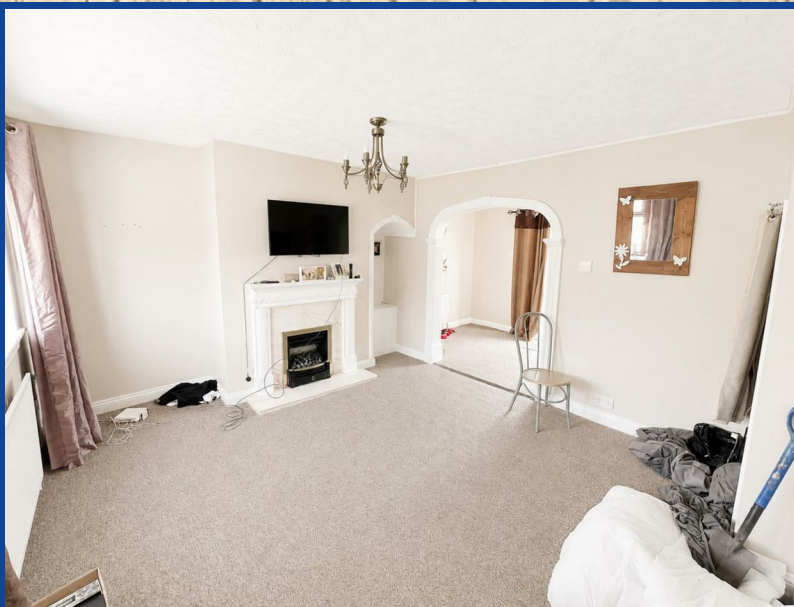
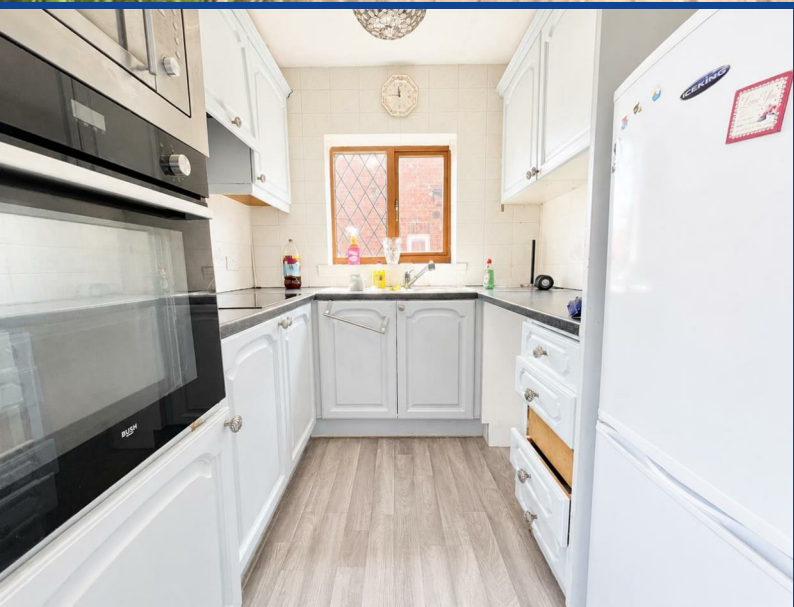




Ash Grove, Spennymoor, DL16 7SS
2 Bed - House - Semi-Detached
£67,500

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Robinsons are delighted to offer to the market this two-bedroom semi-detached home, pleasantly situated on Ash Grove, Spennymoor and available with the added benefit of no onward chain. Competitively priced to reflect the updating and modernisation required, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

The accommodation briefly comprises a spacious and comfortable lounge to the ground floor, together with a well-proportioned kitchen providing direct access to the generous enclosed rear garden, offering excellent potential for outdoor entertaining, family enjoyment, or further landscaping. To the first floor are two substantial double bedrooms, both offering ample space and versatility, along with a family bathroom serving the accommodation.

Ideally located, Ash Grove is within easy walking distance of Spennymoor Town Centre, approximately 10 to 15 minutes away, where a wide range of shopping facilities, schools, leisure amenities, and transport links can be found. The location combines convenient access to everyday amenities with the appeal of a well-established residential setting.

This property is sure to appeal to first-time buyers, investors, and those seeking a renovation project with excellent potential. Early viewing is recommended to fully appreciate the opportunity on offer.

EPC Rating: TBC
Council Tax Band: A

Lounge

16' 5 x 12' 2 (4.88m x 3.71m)

Upvc bay window, radiator, feature fire and surround.

Kitchen / Diner

18' 1 x 6' 9 (5.51m x 2.06m)

Wall and base units, integrated oven, hob, extractor fan, microwave, stainless with mixer tap and drainer, space for fridge / freezer, space for dining room table, Upvc window, radiator, patio door to the rear.

Landing

Loft Access

Bedroom One

13' 0 x 8' 6 + robes (3.96m x 2.59m + robes)

Upvc window, radiator, fitted wardrobes.

Bedroom Two

10' 8 x 8' 9 (3.25m x 2.67m)

Upvc window, radiator, fitted wardrobes.

Bathroom

White panelled bath with shower over, wash hand basin, W/C tiled splash backs, radiator, Upvc window

Externally

To the front elevation is a easy to maintain garden and good sized

driveway which leads to the rear garden and patio, to the rear is also a useful large workshop.

Council Tax: Durham County Council, Band A

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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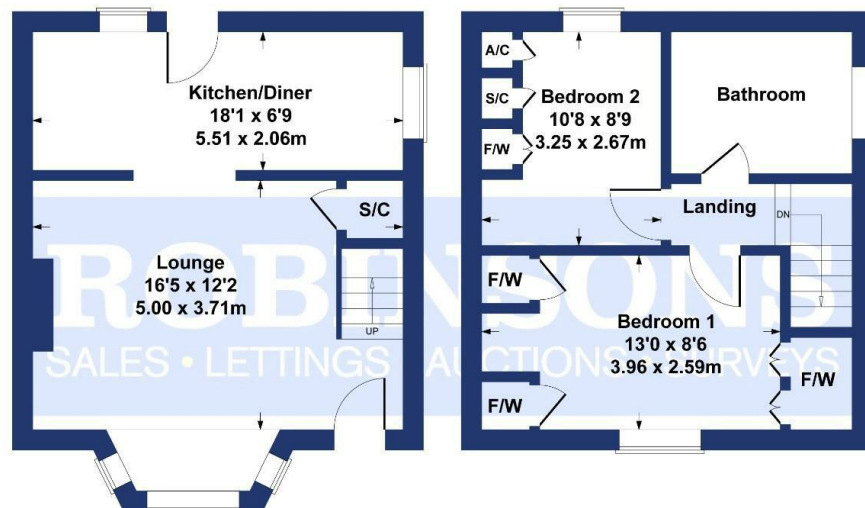
Strategic Marketing Plan

Dedicated Property Manager

Ash Grove Spennymoor, Spennymoor, DL16 7SS

Approximate Gross Internal Area

723 sq ft - 67 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. 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		
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@robinsonswynyrd.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.



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