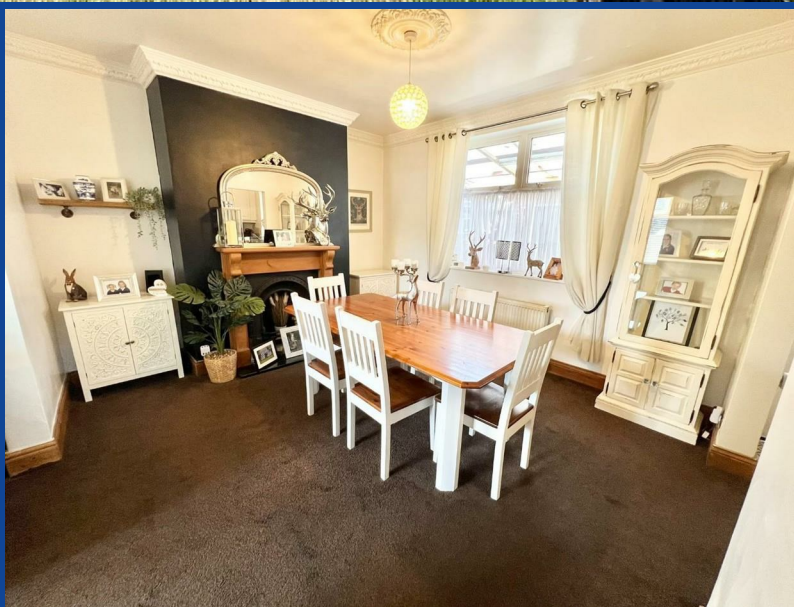
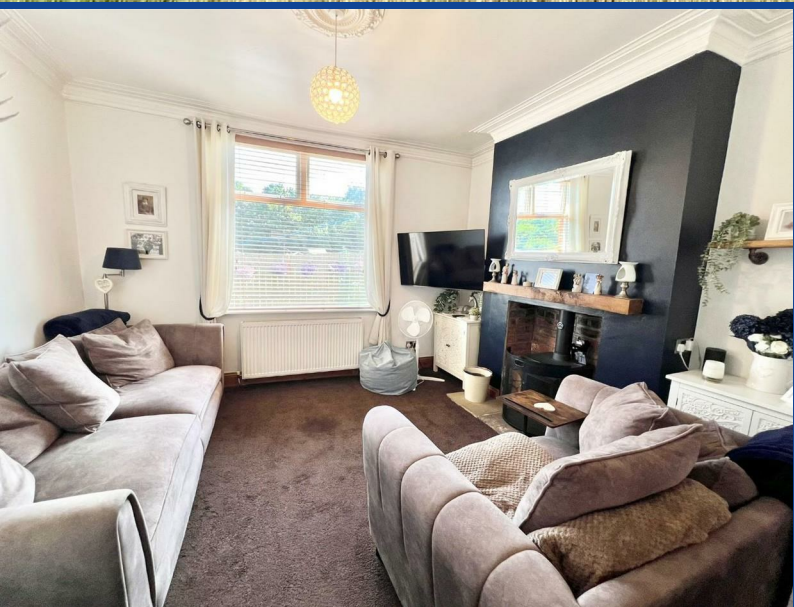




Eden Road, Spennymoor, DL16 7UE
3 Bed - House - End Terrace
£115,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market, situated in a highly sought-after residential area, this SUPERBLY PRESENTED THREE BEDROOM DOUBLE FRONTED END TERRACED HOUSE which offers spacious and versatile living accommodation throughout. Truly one of a kind, this impressive property is perfectly suited to a range of buyers, including first-time purchasers and growing families, and early viewing is highly recommended to fully appreciate all that it has to offer. This exceptional family home boasts an abundance of desirable features, including a spacious lounge with a multi-fuel stove, a dedicated bar area, ground floor WC, utility space, three generously sized double bedrooms, a stunning family bathroom, and a larger-than-average garage. Conveniently located within a short five-minute walk of Spennymoor Town Centre, the property enjoys easy access to a wide range of local shops, schools, and everyday amenities. The location is also ideal for commuters, with excellent transport links to Durham City, Darlington, Teesside, and beyond via the nearby A1(M) and A19.

The accommodation briefly comprises: ENTRANCE VESTIBULE, WELCOMING HALLWAY, LOUNGE with multi-fuel stove opening into the DINING ROOM, FITTED KITCHEN with USEFUL PANTRY, UTILITY AREA, dedicated BAR and a GROUND FLOOR WC. To the first floor are THREE SPACIOUS BEDROOMS and a beautifully appointed FAMILY BATHROOM. Externally, the property enjoys a pleasant outlook to the front over a green area and nearby allotments. To the side and rear, there is a delightful PATIO area with DRIVEWAY PARKING and access to the larger-than-average GARAGE. In greater detail the accommodation comprises:

EPC Rating: TBC
Council Tax Band: A

Entrance Vestibule

Hallway

With Central heating radiator and stairs leading to first floor.

Lounge

13'1x11'1 (max) (3.99mx3.38m (max))

With multi fuel stove, central heating radiator and upvc window.

Dining Room

13'1x12' (max) (3.99mx3.66m)

With feature fire surround, central heating radiator and upvc window.

Kitchen

10'5x8'6 (3.18mx2.59m)

Fitted with a range of white wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, plumbing for dishwasher, space for fridge freezer, pantry and upvc window.

Reception 3/Bar

13'1x11'2 (3.99mx3.40m)

With central heating radiator and upvc window.

WC

With wc, wash hand basin, tiled splash backs and tiled flooring,

Rear Lobby

With upvc window and access to garage.

Utility Area

10'x8'3 (3.05mx2.51m)

With plumbing for washing machine, space for tumble dryer, power and lighting.

First Floor

Landing

with upvc window and access to loft space which we understand from the seller is boarded with lighting and is access via a pull down ladder.

Bedroom 1

16'2x11'2 (max) (4.93mx3.40m)

Fitted with a range of built in wardrobes, quality flooring, central heating radiator and upvc window giving a lovely outlook to the front.

Bedroom 2

13'3x11'2 (max) (4.04mx3.40m)

With feature fire surround, quality flooring, central heating radiator and upvc window giving a lovely outlook to the front.

Bedroom 3

11'8x11' (max) (3.56mx3.35m)

With quality flooring, central heating radiator and upvc window.

Bathroom/WC

12'7x6'3 (3.84mx1.91m)

Fitted with a large panelled bath, shower cubicle, wash hand basin, wc, airing cupboard and upvc window.

Externally

The front of the property has a pleasant outlook over a green area and nearby allotments. To the side and rear, there is a delightful spacious patio area with driveway parking and access to the larger-than average garage

Garage

14'6x10'7 (4.42mx3.23m)

With mains power and lighting.

Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – Yes

Probate – na

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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.

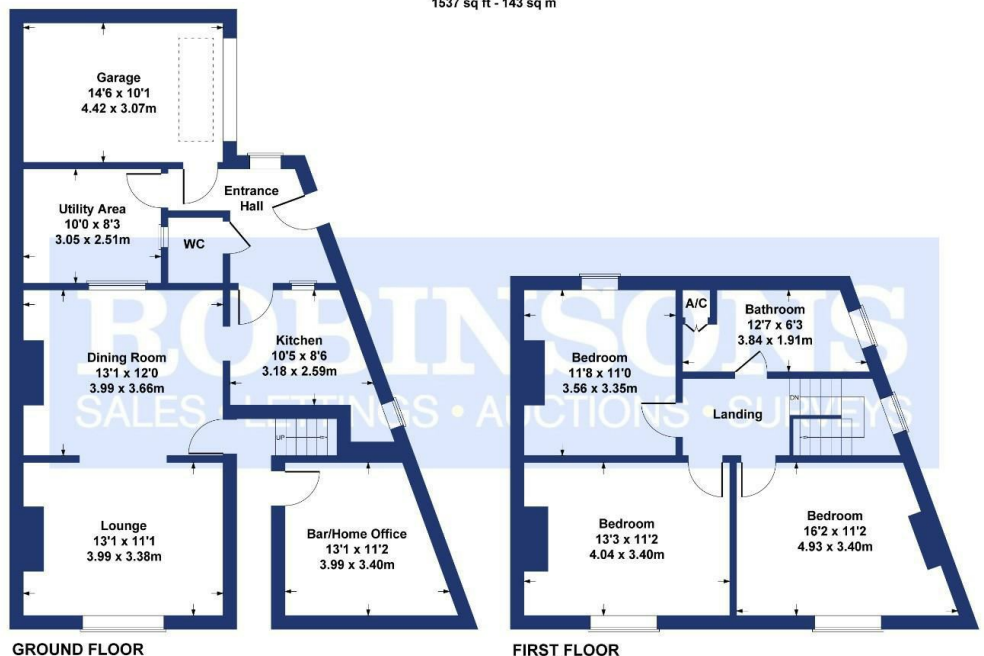
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £35 + VAT (£42 including VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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Conveyancing
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Property Auctions
Lettings and Management
Strategic Marketing Plan
Dedicated Property Manager

Eden Road
Approximate Gross Internal Area
1537 sq ft - 143 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		
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.



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