



Blair Avenue, DL16 6NY
3 Bed - House - Semi-Detached
£155,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Welcome to this perfect time buyer three-bedroom semi-detached home situated on the highly sought-after Blair Avenue in Spennymoor. Perfectly suited to families or anyone seeking a comfortable and well-connected home, this property offers both practicality and appeal in equal measure.

A key highlight of this home is its excellent location. Conveniently positioned close to a range of local amenities, you'll find shops, cafés, parks, and leisure facilities all within easy reach. In addition, superb transport links provide straightforward access to surrounding towns and cities, making daily commuting simple and efficient.

Internally, the property features a well-maintained kitchen and bathroom, both designed to offer modern, functional living spaces. The spacious reception room creates a warm and inviting setting, ideal for relaxing or entertaining guests.

The addition of a bright and airy conservatory further enhances the living space, providing a lovely spot to enjoy views of the garden all year round. Outside, the property boasts generously sized enclosed gardens, offering a private and secure environment—perfect for children, pets, or summer entertaining. A driveway to the back provides ample off-road parking, a valuable benefit in this popular area.

In summary, this delightful three-bedroom semi-detached home in Blair Avenue presents an excellent opportunity for buyers seeking a well-located and well-presented property. Combining comfort, convenience, and outdoor space, it is sure to attract strong interest. Early viewing is highly recommended to fully appreciate everything this home has to offer.

EPC Rating: TBC
Council Tax Band: B

Hallway

Wood effect flooring, radiator, stairs to 1st floor

Lounge

13'3 x 12'4 (4.04m x 3.76m)

Wood effect flooring, radiator, UPVC windows

Dining room

8'9 x 8'0 (2.67m x 2.44m)

quality flooring, radiator, access to conservatory

Kitchen

8'9 x 7'3 (2.67m x 2.21m)

Wall & base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap & drainer, UPVC window, radiator, plumbed for washing machine, plumbed for dish washer, space for fridge freezer, tiled splash backs

Conservatory

15'2 x 11'1 (4.62m x 3.38m)

Tiled splash backs, electric radiator, French doors leading to rear

Landing

UPVC windows, loft access, storage cupboard

Bedroom one

10'4 x 9'0 (3.15m x 2.74m)

UPVC windows, radiator, fitted wardrobes, wood effect flooring

Bedroom two

9'9 x 6'7 (2.97m x 2.01m)

UPVC windows, radiator

Bedroom three

8'6 x 6'8 (2.59m x 2.03m)

UPVC windows, radiator

Bathroom

Panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, UPVC windows, tiled splash backs, spot lights, extractor fan

Externally

To the front elevation is a lovely garden, while to the rear there is a good sized enclosed garden & decked area, which gives access to a driveway

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 – yes

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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@robinsonscs.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@robinsonsspenny Moor.co.uk

SEDFIELD

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

www.robinsonsestateagents.co.uk