



Tudhoe Moor, Spennymoor, DL16 6EZ  
2 Bed - House - Semi-Detached  
Asking Price £79,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to present to the market this well-maintained two-bedroom semi-detached home, ideal for first-time buyers or property investors. Situated on Tudhoe Moor in the popular residential area of Green Lane, the property is within walking distance of local shops, schools, bus routes, and is approximately one mile from the town centre, which offers a range of shopping and leisure facilities. It also benefits from excellent road links, providing easy access to Durham, Darlington, Teesside, and Newcastle.

The property features gas central heating, uPVC double glazing, a modern kitchen, and a larger-than-average rear garden.

The accommodation briefly comprises: Entrance Hall, Lounge, well-presented Kitchen, useful Utility Room, Landing, two double Bedrooms, Bathroom, and separate WC. Externally, the property offers an enclosed front garden which—subject to the appropriate planning permissions—could be converted into a good-sized driveway. To the rear, there is a generous, mature garden with useful storage sheds.

Offered for sale at a competitive price, early viewing is highly recommended to avoid disappointment.

EPC Rating - TBC  
Council Tax Band A

#### Hall

Radiator, stairs to first floor.

#### Lounge

19'1 x 11'0 max point (5.82m x 3.35m max point)

Wood effect flooring, radiator, large Upvc window, electric fire and surround.

#### Kitchen / Diner

11'8 x 12'5 (3.56m x 3.78m )

wall and base units, gas cooker point, stainless steel sink with mixer tap and drainer, space for dining room table, radiator, Upvc window, extractor fan.

#### Utility room

8'8 x 5'7 (2.64m x 1.70m )

space for fridge / freezer, plumbed for washing machine, space for dryer, radiator, tiled splash backs, Upvc window.

#### Landing

Upvc window, storage cupboard.

#### Bedroom One

15'9 x 9'8 (4.80m x 2.95m )

Upvc window, radiator.

#### Bedroom Two

12'7 x 8'9 (3.84m x 2.67m)

Upvc window, radiator, wood effect flooring.

#### Bathroom

Panelled bath with shower over, wash hand basin, Upvc window, radiator, tiled splash backs.

#### W/C

W/c, Upvc window, wood effect flooring, airing cupboard.

#### Externally

To the front elevation is a easy to maintain garden which subject to the

correct flooring would make a good sized driveway, while to the rear there is a larger than average mature garden and patio with useful storage sheds.

#### Agents Notes

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 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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

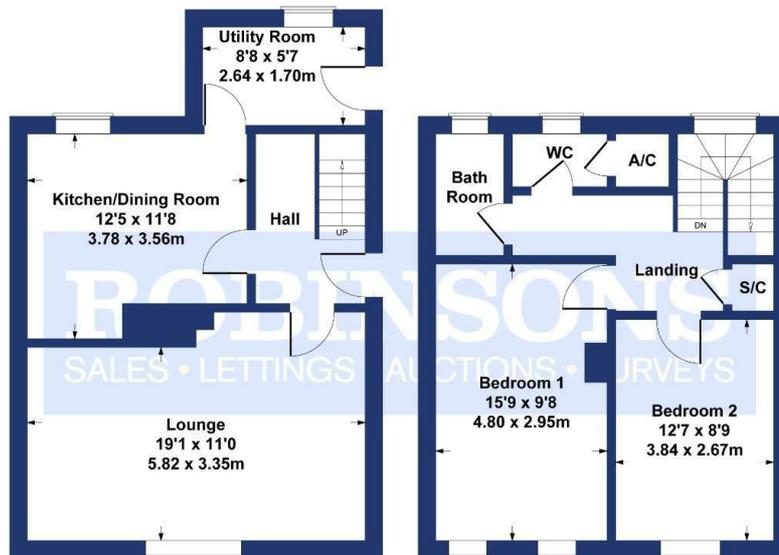
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Tudhoe Moor, Spennymoor

Approximate Gross Internal Area  
940 sq ft - 87 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	79
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### 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@robinsonsspennymoor.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@robinsonswynyard.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, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk