



Hawthorn Road, Spennymoor, DL16 7EH  
3 Bed - House - Terraced  
Asking Price £79,950

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Robinsons are delighted to bring to the market this well presented three bedroom mid terraced home. Ideally situated, the property offers excellent access to local transport links, shops, schools and a range of nearby amenities. Early viewing is strongly advised to avoid disappointment. In our opinion, this property would make an ideal purchase for first time buyers, investors or families.

The accommodation briefly comprises:

An entrance hall, a spacious lounge, and a large modern fitted kitchen with integrated cooking facilities. To the first floor, there are three well proportioned bedrooms and a well presented shower room.

Externally, the property benefits from an easy to maintain front garden with driveway parking, while the rear features an enclosed garden.

EPC Rating: C

Council Tax Band: A

#### Hall

Stairs to first floor.

#### Lounge

17'4 x 11'4 (5.28m x 3.45m )

Dual aspect Upvc windows, radiator.

#### Kitchen / Dining Room

17'4 x 13'0 (5.28m x 3.96m )

Well presented wall and base units, integrated oven, hob, extractor fan, plumbed washing machine, Upvc window, stainless sink with mixer tap and drainer, access to rear, storage cupboard.

#### Landing

Loft Access.

#### Bedroom One

11'4 x 9'7 max points (3.45m x 2.92m max points)

Upvc window, radiator, storage cupboard.

#### Bedroom Two

11'3 x 9'3 (3.43m x 2.82m )

Upvc window, radiator, storage cupboard.

#### Bedroom Three

11'4 x 7'4 (3.45m x 2.24m)

Upvc window, radiator.

#### Shower Room

Large walk in shower, wash hand basin, w/c, airing cupboard, chrome towel radiator.

#### W/C

W/C and Upvc window.

#### Externally

To the front elevation is a easy to maintain garden and driveway. While to the rear there is a good sized enclosed garden.

#### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1,708.78

p.a

Tenure: Freehold

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.

Probate – yes - granted

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Selective Licence Area - Yes

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 – 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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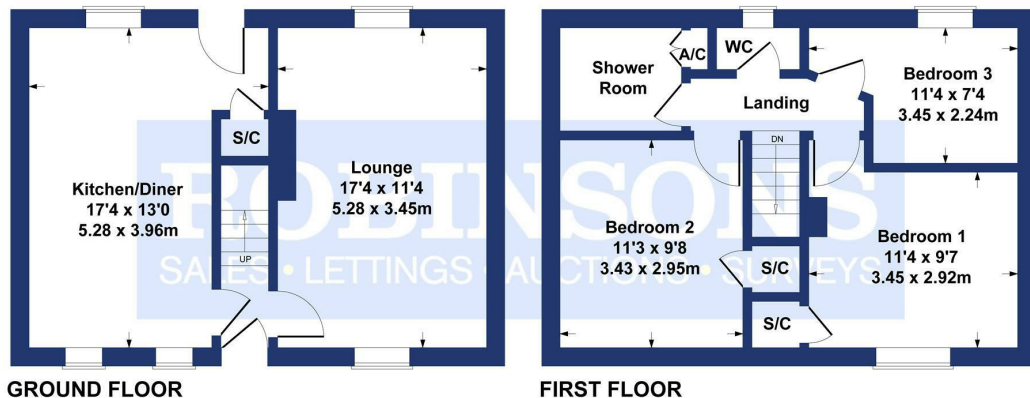
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Hawthorn Road

Approximate Gross Internal Area  
861 sq ft - 80 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	75
(55-68) <b>D</b>	77
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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.



# ROBINSONS

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