



Glenmere, Spennymoor, DL16 6UR  
3 Bed - House - Semi-Detached  
Asking Price £155,000

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## ATTENTION FIRST-TIME BUYERS!

Robinsons are delighted to offer to the market this well-presented three-bedroom semi-detached home, occupying a quiet position on the ever-popular Greenways Estate, less than one mile from Spennymoor Town Centre. The property is ideally situated for access to local shops, schools and amenities, with the much-loved Jubilee Park less than a ten-minute walk away. In our opinion, this lovely home will appeal to a wide variety of purchasers, and internal inspection is essential to fully appreciate the accommodation on offer.

This comfortable property benefits from gas central heating and UPVC double glazing, and briefly comprises an entrance hallway, a lounge, and a spacious kitchen/breakfast room fitted with a range of wall and base units, leading through to a large conservatory. To the first floor there are three good-sized bedrooms and a modern bathroom suite. Externally, the home enjoys gardens to both the front and rear, along with the added advantage of a spacious driveway and a detached garage.

EPC Rating - TBC  
Council Tax Band - B

### Hallway

Radiator, stairs to first floor.

### Lounge

13'1 x 12'5 max points (3.99m x 3.78m max points )

Upvc bay window, gas fire and surround, radiator.

### Kitchen / Diner

15'8 x 10'0 max point (4.78m x 3.05m max point)

White wall and base units, electric cooker point, space for fridge / freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for dining room table, storage cupboard, Upvc window, radiator.

### Conservatory

14'1 x 11'7 max points (4.29m x 3.53m max points )

Upvc windows, radiator, wood effect flooring, access to rear.

### Landing

Upvc window, loft access, storage cupboard.

### Bedroom One

11'6 x 8'8 (3.51m x 2.64m )

Fitted wardrobe, Upvc window, radiator, Wood effect flooring.

### Bedroom Two

9'2 x 9'1 (2.79m x 2.77m)

Upvc window, radiator, Wood effect flooring.

### Bedroom Three

8'6 x 6'9 (2.59m x 2.06m)

Upvc window, radiator, Wood effect flooring, storage cupboard.

### Bathroom

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

### Externally

To the front elevation, is a easy to maintain garden and long driveway which leads to a larger than average garage and beautiful enclosed garden which has a lovely patio and decked area.

### 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 – Electric

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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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>	
(55-68) <b>D</b>	
(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

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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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