





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

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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.










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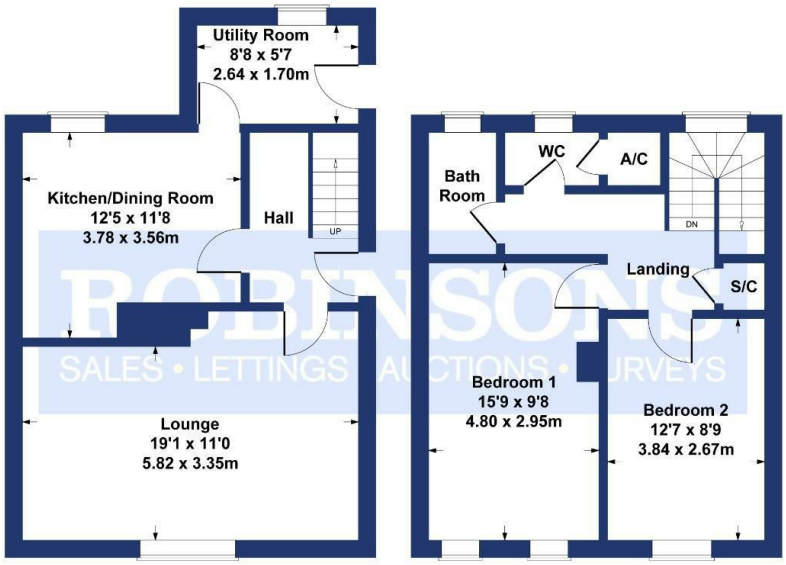
## Tudhoe Moor, Spennymoor

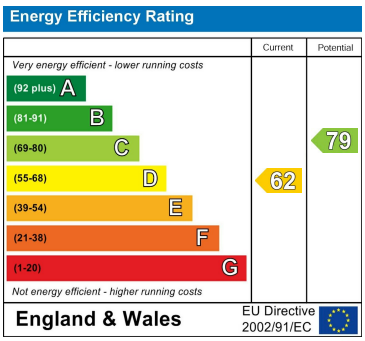
Approximate Gross Internal Area
940 sq ft - 87 sq m




**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





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ARLA Association of Residential Letting Agents

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