Grayson Road, Spennymoor, DL16 7AB
3 Bed - House - Semi-Detached
Asking Price £179,950

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Beautifully presented throughout and highly recommended for viewing, Robinsons are delighted to offer to the market this immaculate and spacious three-bedroom semi-detached home, a true credit to its current owner. Finished to an exceptional standard, the property is sure to impress even the most discerning buyer.

Perfectly suited to first-time buyers and growing families alike, the home occupies a pleasant position on the ever-popular Grayson Road. Conveniently located close to Spennymoor Town Centre, residents enjoy easy access to a wide range of shopping, leisure and educational facilities, together with excellent transport links to Durham, Darlington and surrounding areas. Further benefits include a stylish fitted kitchen, a modern family bathroom, off-road parking, garage, UPVC double glazing, gas central heating, and an impressive, generously sized rear garden.

The well-planned accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge featuring a charming multi-fuel stove, and a superb open-plan kitchen/dining room ideal for modern family living and entertaining. To the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom.

Externally, the property enjoys a low-maintenance front garden and a substantial driveway providing ample off-road parking, which leads to the detached garage at the rear. The enclosed rear garden is a particular feature of the property, offering an extensive lawn and attractive patio area, creating the perfect setting for outdoor dining, relaxation and entertaining.

EPC Rating - TBC
Council Tax - C

Porch
Tiled flooring, Upvc windows.

Hallway
Wood effect flooring, radiator, Upvc window, stairs to first floor.

Lounge
15'2 x 11'8 max point (4.62m x 3.56m max point)
Upvc bay window, wood effect flooring, Multi fuel stove

Kitchen / Diner
17'1 x 14'9 (5.21m x 4.50m)
Stunning wall and base units, integrated oven, hob, extractor fan, fridge / freezer, microwave, washing machine, central island, ceramic sink with mixer tap and drainer, feature radiator, Upvc windows, storage cupboard, breakfast bar, spot light, French doors leading to rear.

Landing
Quality flooring, Upvc window, loft access via pull down ladder.

Bedroom One
11'8 x 11'6 (3.56m x 3.51m)
Upvc window, quality flooring, radiator.

Bedroom Two
11'9 x 11'8 max points (3.58m x 3.56m max points)
Upvc window, quality flooring, radiator.

Bedroom Three
6'9 x 6'5 max points (2.06m x 1.96m max points)
Upvc window, quality flooring, radiator.

Bathroom
Stunning free standing bath with shower over, wash hand basin, W/C, tiled flooring, cast iron radiator, Upvc window, extractor fan.

Externally
To the front elevation is a easy to maintain garden and long driveway which leads to a garage, while to the rear there is a beautiful enclosed garden and patio.

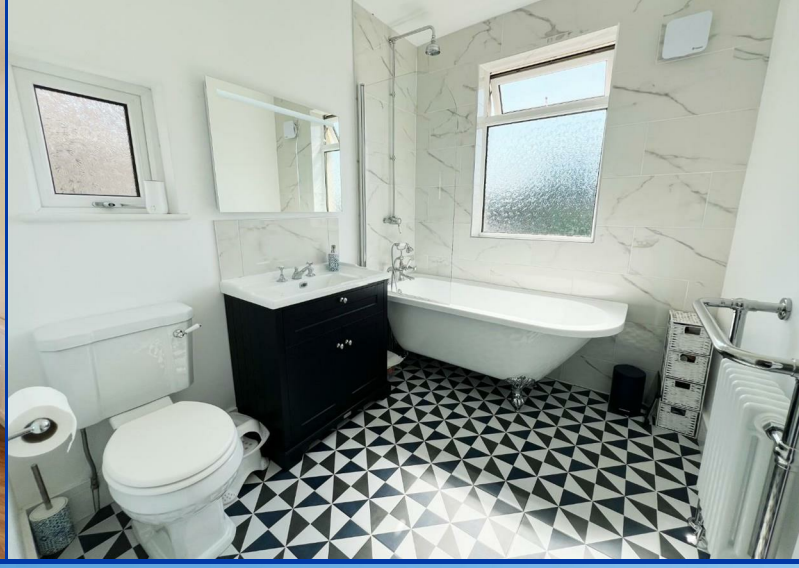
Agents Notes
Council Tax: Durham County Council, Band C
Tenure: Freehold
Estate Management Charge – NA

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.
Selective licencing area – NA
Probate – NA
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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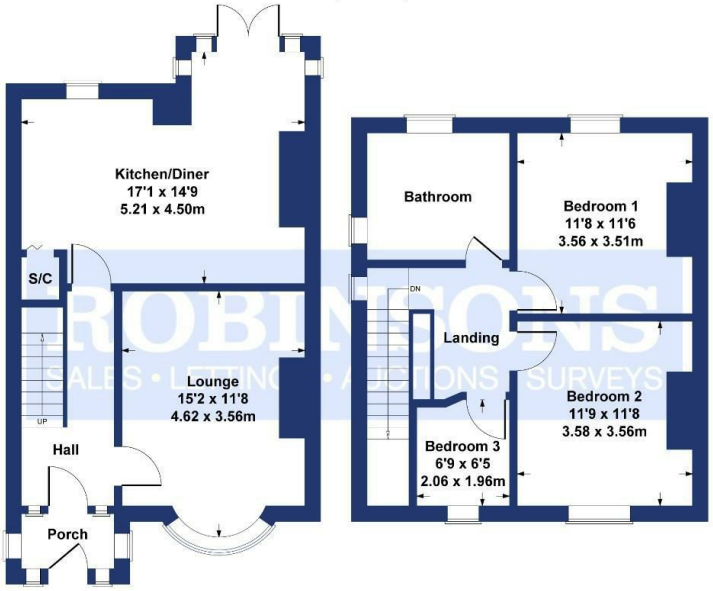
Dedicated Property Manager

Grayson Road

Approximate Gross Internal Area
1016 sq ft - 94 sq m

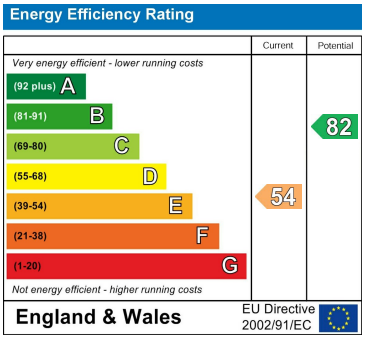


GROUND FLOOR FIRST FLOOR

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



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RICS

ARLA Association of Residential Letting Agents

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