Eden Road, Spennymoor, DL16 7UE

3 Bed - House - End Terrace

£115,000

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Robinsons are delighted to offer to the market, situated in a highly sought-after residential area, this SUPERBLY PRESENTED THREE BEDROOM DOUBLE FRONTED END TERRACED HOUSE which offers spacious and versatile living accommodation throughout. Truly one of a kind, this impressive property is perfectly suited to a range of buyers, including first-time purchasers and growing families, and early viewing is highly recommended to fully appreciate all that it has to offer. This exceptional family home boasts an abundance of desirable features, including a spacious lounge with a multi-fuel stove, a dedicated bar area, ground floor WC, utility space, three generously sized double bedrooms, a stunning family bathroom, and a larger-than-average garage. Conveniently located within a short five-minute walk of Spennymoor Town Centre, the property enjoys easy access to a wide range of local shops, schools, and everyday amenities. The location is also ideal for commuters, with excellent transport links to Durham City, Darlington, Teesside, and beyond via the nearby A1(M) and A19.

The accommodation briefly comprises: ENTRANCE VESTIBULE, WELCOMING HALLWAY, LOUNGE with multi-fuel stove opening into the DINING ROOM, FITTED KITCHEN with USEFUL PANTRY, UTILITY AREA, dedicated BAR and a GROUND FLOOR WC. To the first floor are THREE SPACIOUS BEDROOMS and a beautifully appointed FAMILY BATHROOM. Externally, the property enjoys a pleasant outlook to the front over a green area and nearby allotments. To the side and rear, there is a delightful PATIO area with DRIVEWAY PARKING and access to the larger-than-average GARAGE. In greater detail the accommodation comprises:

EPC Rating: D
Council Tax Band: A

Entrance Vestibule

Hallway
With Central heating radiator and stairs leading to first floor.

Lounge
13'1x11'1 (max) (3.99mx3.38m (max))
With multi fuel stove, central heating radiator and upvc window.

Dining Room
13'1x12' (max) (3.99mx3.66m)
With feature fire surround, central heating radiator and upvc window.

Kitchen
10'5x8'6 (3.18mx2.59m)
Fitted with a range of white wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, plumbing for dishwasher, space for fridge freezer, pantry and upvc window.

Reception 3/Bar
13'1x11'2 (3.99mx3.40m)
With central heating radiator and upvc window.

WC
With wc, wash hand basin, tiled splash backs and tiled flooring,

Rear Lobby
With upvc window and access to garage.

Utility Area
10'x8'3 (3.05mx2.51m)
With plumbing for washing machine, space for tumble dryer, power and lighting.

First Floor

Landing
with upvc window and access to loft space which we understand from the seller is boarded with lighting and is access via a pull down ladder.

Bedroom 1
16'2x11'2 (max) (4.93mx3.40m)
Fitted with a range of built in wardrobes, quality flooring, central heating radiator and upvc window giving a lovely outlook to the front.

Bedroom 2
13'3x11'2 (max) (4.04mx3.40m)
With feature fire surround, quality flooring, central heating radiator and upvc window giving a lovely outlook to the front.

Bedroom 3
11'8x11' (max) (3.56mx3.35m)
With quality flooring, central heating radiator and upvc window.

Bathroom/WC
12'7x6'3 (3.84mx1.91m)
Fitted with a large panelled bath, shower cubicle, wash hand basin, wc, airing cupboard and upvc window.

Externally
The front of the property has a pleasant outlook over a green area and nearby allotments. To the side and rear, there is a delightful spacious patio area with driveway parking and access to the larger-than average garage

Garage
14'6x10'7 (4.42mx3.23m)
With mains power and lighting.

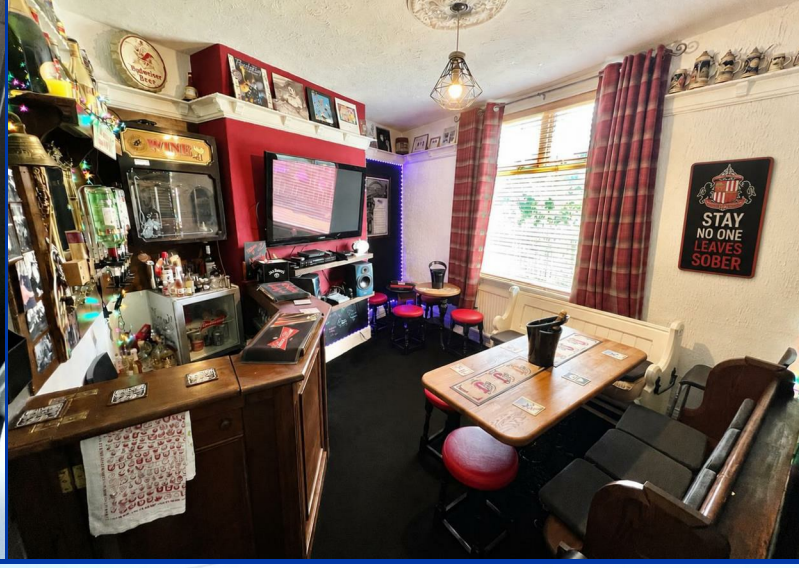
Agents Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold
Estate Management Charge – NA

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 – Yes
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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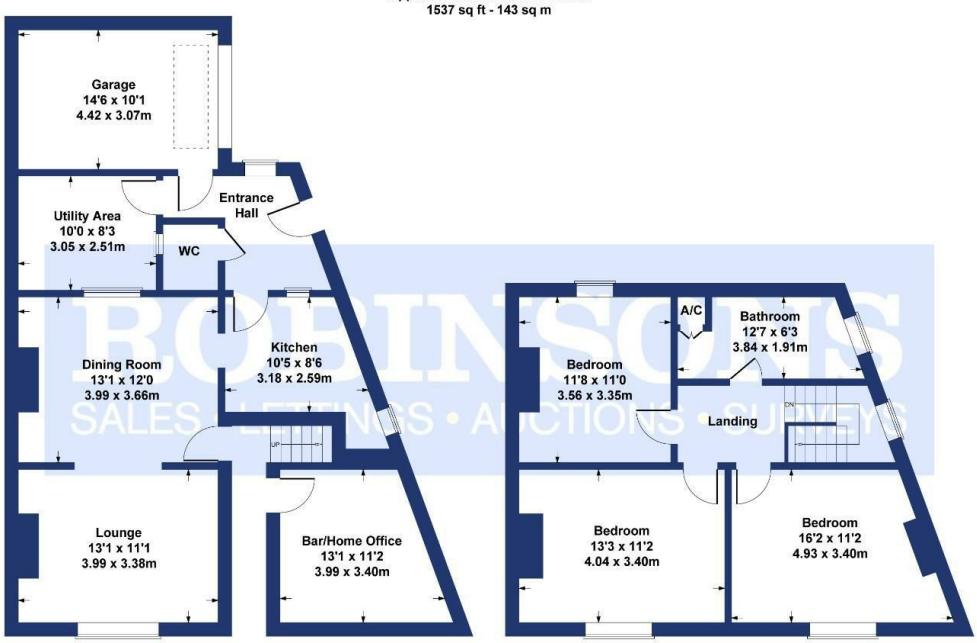
Eden Road

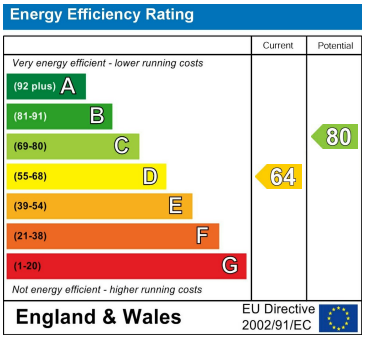
Approximate Gross Internal Area
1537 sq ft - 143 sq m



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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RICS

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