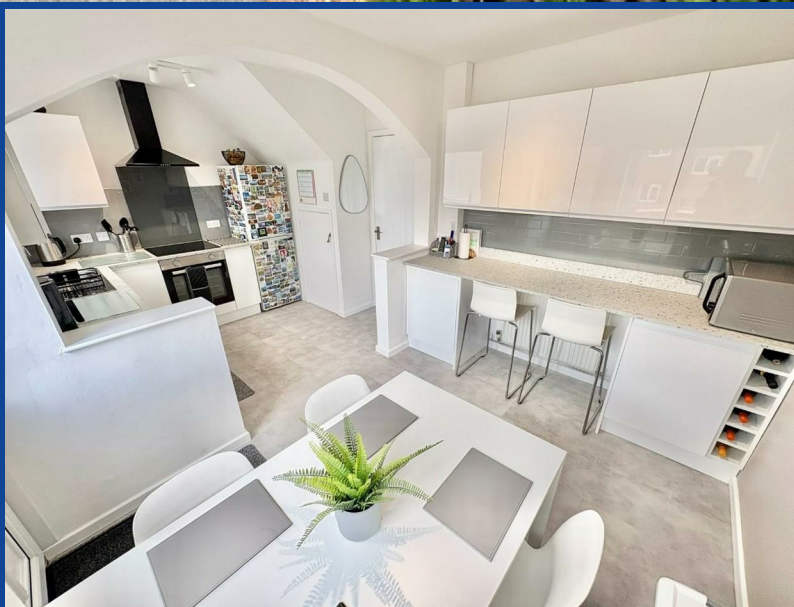




St. Davids Close, Spennymoor, DL16 6SY
3 Bed - House - Mid Terrace
£129,950

ROBINSONS
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Robinsons are delighted to offer to the market this beautifully presented and ideally situated three-bedroom terraced home, located on a popular residential development on the outskirts of Spennymoor. Conveniently positioned close to local shops, schools for all age groups and excellent transport links into Spennymoor Town Centre, this fantastic property is sure to appeal to a wide range of buyers.

Offering spacious and well-maintained accommodation throughout, the property is perfectly suited to first-time buyers, growing families and buy-to-let investors alike, given the area's strong rental demand and excellent reputation. Key features include a generous lounge, separate dining room, stylish recently refitted kitchen, attractive family bathroom, stunning open outlook to the front, off-street parking to the rear and low-maintenance gardens. With so much to offer, early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises: entrance porch, spacious lounge, separate dining room and a superb modern kitchen. To the first floor, a landing provides access to three well-proportioned bedrooms, two of which are comfortable doubles, along with the family bathroom.

Externally, the property occupies a pleasant plot with an attractive front garden enjoying a lovely open outlook. To the rear is a low-maintenance enclosed garden and driveway providing off-street parking.

Early viewing comes highly recommended.

EPC Rating: TBC
Council Tax Band: A

Porch

UPVC windows

Lounge

18'4 x 9'9 (5.59m x 2.97m)

Dual aspect UPVC windows, radiator, Electric fire & surround

Dining room

14'5 x 8'1 (4.39m x 2.46m)

UPVC windows, radiator

Kitchen/diner

16'1 x 9'9 (4.90m x 2.97m)

Modern wall & base units, integrated oven, Hob, extractor fan, stainless steel sink with mixer tap & drainer, breakfast bar, UPVC windows, radiator, storage cupboard, access to rear

Landing

Loft access, airing cupboard

Bedroom one

11'4 x 9'8 (3.45m x 2.95m)

Lovely outlook, radiator, UPVC window, fitted wardrobe

Bedroom two

12'2 x 9'9 (3.71m x 2.97m)

Fitted wardrobe, radiator, lovely outlook

Bedroom 3

8'4 x 7'8 (2.54m x 2.34m)

UPVC window, radiator, storage cupboard

Bathroom

White panelled bath with shower over, wash hand basin, tiled splash backs, UPVC window, radiator

Externally

To the front elevation is an easy to maintain garden which overlooks a lovely green area, while to the rear there is another easy to maintain garden with outside tap, The property also has the added bonus of a driveway.

Agent 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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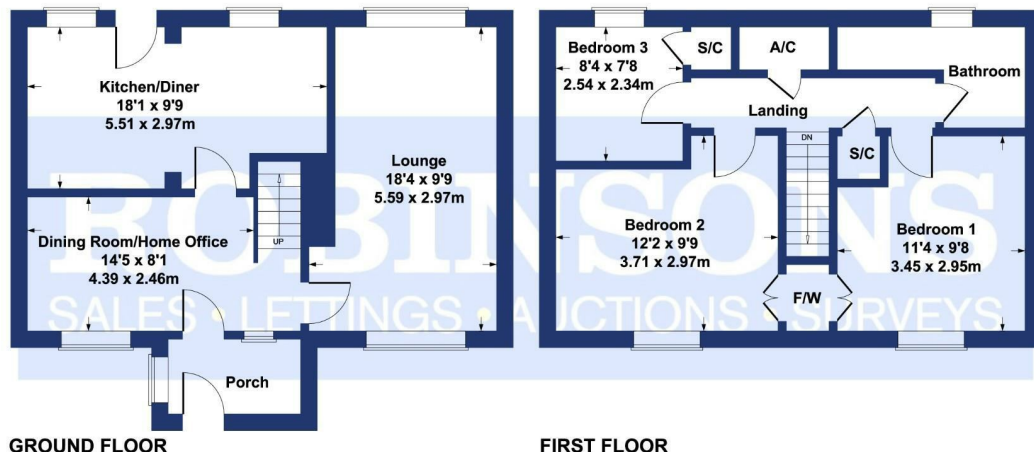
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St. Davids Close

Approximate Gross Internal Area
1078 sq ft - 100 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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