

**Parkside, Spennymoor, DL16 6SA**  
**2 Bed - House - Semi-Detached**  
**Reduced £170,000**

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Nestled in the charming area of Parkside, Spennymoor, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The semi-detached nature of the bungalow offers a sense of privacy while still being part of a friendly community.

Situated in a desirable location, this property is close to local amenities, schools, and parks, making it a perfect choice for those who appreciate both convenience and a pleasant environment.

This charming home in Parkside, Spennymoor, is ready to welcome its new owners, offering a wonderful blend of comfort and practicality. Don't miss the chance to make this lovely house your new home.

EPC Rating D  
Council Tax Band B

#### Hallway

Quality flooring, radiator, spot lights, loft access.

#### Lounge

16'3 x 11'4 max points (4.95m x 3.45m max points )

Upvc bay window, quality flooring, stunning electric flooring and surround.

#### Kitchen

9'4 x 9'1 (2.84m x 2.77m )

Morden wall and base unit integrated oven, hob, extractor fan, microwave, fridge and freezer, washing machine, ceramic sink with mixer tap and drainer, quality flooring, radiator, Upvc window, spot lights, storage cupboard.

#### Bedroom One

11'4 x 12'3 (3.45m x 3.73m )

Quality flooring, Upvc window, radiator, French doors leading to the rear garden.

#### Bedroom Two

9'2 x 9'0 (2.79m x 2.74m )

Quality flooring, Upvc window, radiator.

#### Wet Room

6'4 x 5'3 (1.93m x 1.60m )

Shower, wash hand basin, W/C, Upvc window, feature radiator, tiled splash backs, extractor fan, spots lights.

#### Externally

To the front elevation is a easy to maintain garden. Long driveway

which leads to the garage, to the rear is a further easy to maintained garden.

#### Agent Notes

Council Tax: Durham County Council, Band B - Approx. £1,987.95 p.a

Tenure: Freehold

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 – No

Probate – being applied: Yes

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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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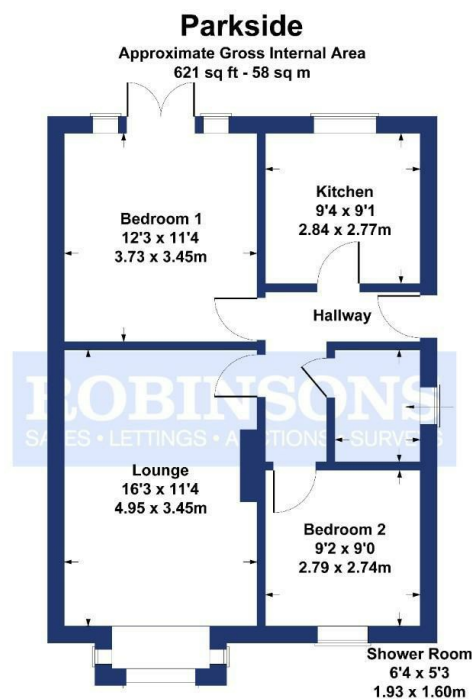
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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. 2025

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 85        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 67  |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswyny ard.co.uk

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.



# ROBINSONS

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

www.robinsonsestateagents.co.uk