



**Willow Road, Spennymoor, DL16 7AR**  
**2 Bed - House - Mid Terrace**  
**Asking Price £89,950**

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Robinsons are pleased to present this charming two-bedroom mid-terrace house located on Willow Road in Spennymoor. This delightful property is well-maintained and offers a wonderful opportunity for those seeking a comfortable home in a popular residential area.

Upon entering, you are welcomed by an inviting entrance hall that leads to a spacious lounge, perfect for relaxation. Adjacent to the lounge is a separate dining room, providing an ideal space for family meals or entertaining guests. The stylish kitchen is a highlight of the home, featuring modern fittings that make cooking a pleasure.

The first floor comprises two well-proportioned bedrooms, which are bright and airy, along with a well-presented bathroom that adds to the overall appeal of the property. The house benefits from UPVC double glazing and gas central heating via a combination boiler, ensuring warmth and comfort throughout the year.

Externally, the property boasts a good-sized, easy-to-maintain garden at the front, which has the potential to be transformed into a larger-than-average driveway, subject to the necessary planning permissions. The rear garden is equally impressive, featuring a patio area that is perfect for outdoor dining or relaxation, along with a useful brick store for additional storage.

Conveniently located, this home is within easy reach of local schools, amenities, and transport links to Durham City, Darlington, and Teesside. Spennymoor Town Centre and various local facilities are just a mile away, making this property an excellent choice for families and professionals alike. Viewing is highly recommended to fully appreciate the accommodation and potential this lovely home has to offer.

Epc Rating C  
Council Tax Band A

**Hallway**  
Stairs to first floor, radiator, access to lounge.

**Lounge**  
13'5 x 13'4 max points (4.09m x 4.06m max points )  
UPVC windows, radiator, gas fire and surround.

**Dining room**  
10'5 x 10'4 (3.18m x 3.15m )  
UPVC windows, radiator.

**Kitchen**  
10'5 x 5'8 (3.18m x 1.73m )  
Modern wall and base units, integrated oven, hob, extractor fan, fridge/freezer, washing machine, stylish worktops with tiled splash backs, uPVC windows, storage cupboard, access to rear, stainless sink with mixer tap and drainer, radiator.

**Landing**  
Loft access.  
**Bedroom one**  
13'6 x 13'3 max points (4.11m x 4.04m max points )  
UPVC windows, radiator, large storage cupboard, airing cupboard.

**Bedroom Two**  
10'8 x 9'7 (3.25m x 2.92m )  
UPVC windows, radiator.

**Bathroom**  
White panelled bath with shower over, wash hand basin, W/C, radiator, Upvc window

### Externally

To the front elevation is good sized easy to maintain garden, which subject to the correct planning permissions would make a larger than average driveway, while to the rear there is another good sized garden and patio area, which has the added bonus of a useful brick store.

### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £ 1,703.96 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 – EE O2 Three Vodafone

Estimated Broadband Download speeds – Ultra-fast 10000Mbps \*

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 – being applied for NA

Rights & Easements – None known, check with seller

Flood risk website – Very Low

Coastal Erosion – NA

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 – None that we are aware

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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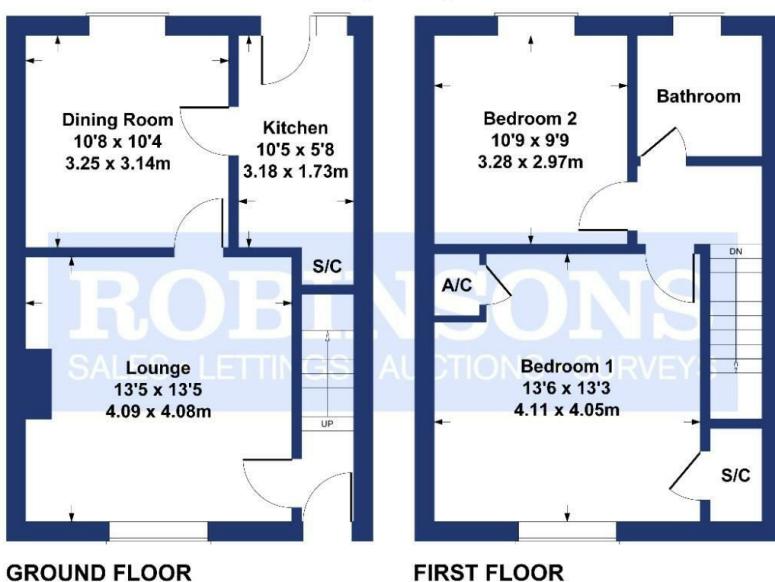
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## WillowRoad

Approximate Gross Internal Area  
807 sq ft - 75 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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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