Gibside Way, Spennymoor, DL16 7GQ

3 Bed - House - Townhouse

£190,000

ROBINSONS

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Robinsons are delighted to offer to the market this exceptional three-bedroom townhouse, a true credit to its current owners, showcasing stylish and contemporary living throughout. Set over three floors, this beautifully presented home is sure to appeal to a wide range of buyers, including first-time purchasers and growing families alike.

Ideally situated on the highly sought-after Burton Woods development, the property is conveniently located close to local shops, schools, amenities, and Spennymoor Town Centre. Excellent transport links via the A1(M) and A19 make it an ideal choice for commuters travelling across the region.
The property benefits from generous living accommodation, including a spacious lounge/diner, a modern fitted kitchen with integrated appliances, an enclosed low-maintenance rear garden, UPVC double glazing, and gas central heating throughout.

The accommodation briefly comprises: entrance hallway, cloakroom/WC, modern kitchen with integrated appliances, and a spacious lounge/diner with French doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to a superb master suite, featuring a large double bedroom and private en-suite facilities.

Externally, the property enjoys an easy-to-maintain front garden and driveway providing off-street parking. To the rear is a fully enclosed, well-kept garden, perfect for relaxing or entertaining.

EPC Rating: B
Council Tax Band: C

Hallway
Radiator, quality flooring, stairs to first floor

W/C
w/c, wash hand basin, extractor fan

Lounge/Diner
16'1 x 14'5 (4.90m x 4.39m)
Quality flooring, radiator, storage cupboard, French doors leading to rear, space for dining table

Kitchen
13'0 x 7'9 (3.96m x 2.36m)
Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, washing machine, stainless steel sink with mixer tap and drainer, Upvc window, radiator and quality flooring

Landing
Quality flooring, radiator, stairs to first floor

Bedroom Two
14'5 x 9'10 (4.39m x 3.00m)
Upvc window's, radiator, access to bathroom

Bedroom Three
14'5 x 12'6
Upvc windows, radiator, quality flooring

Bathroom
White panelled bath, wash hand basin, w/c, tiled splash back, Upvc window, radiator and extractor fan

Second floor landing
Radiator and quality flooring

Bedroom One
29'1 x 14'5 (8.86m x 4.39m)
Quality flooring, fitted wardrobes, Upvc window, Velux windows, radiators, storage cupboard

En-suite
6'4 x 6'3 (1.93m x 1.91m)
Shower cubicle, wash hand basin, w/c, radiator and Velux Window

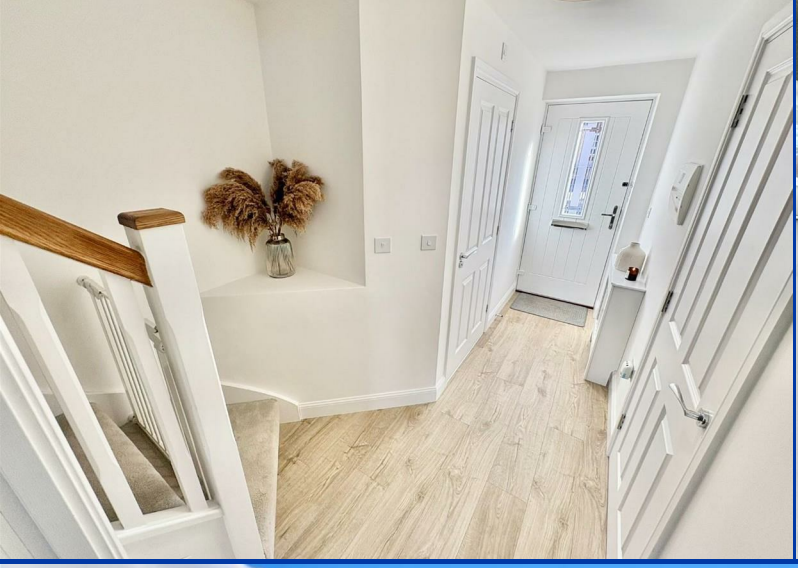
Externally
To the front is an easy to maintain garden & double block paved driveway. Whilst to the rear there is a lovely enclosed garden and patio

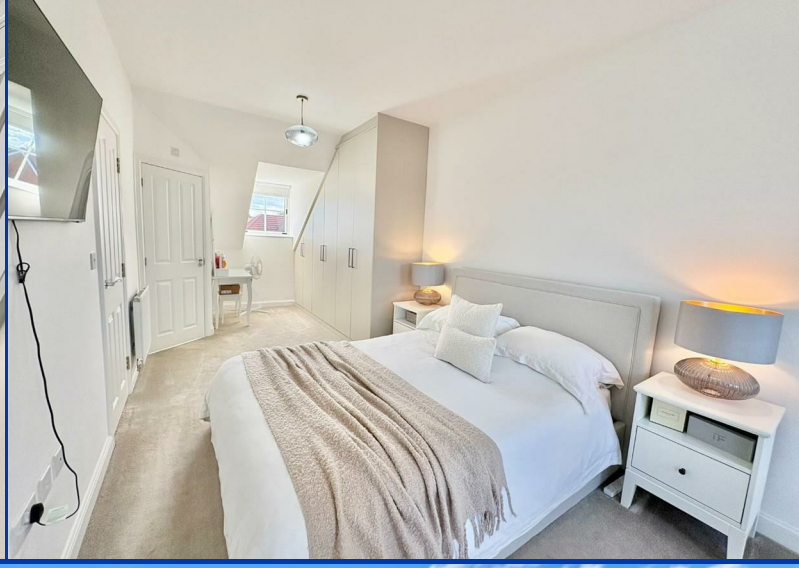
Agents Notes
Council Tax: Durham County Council, Band C
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated 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.





OUR SERVICES

- Mortgage Advice
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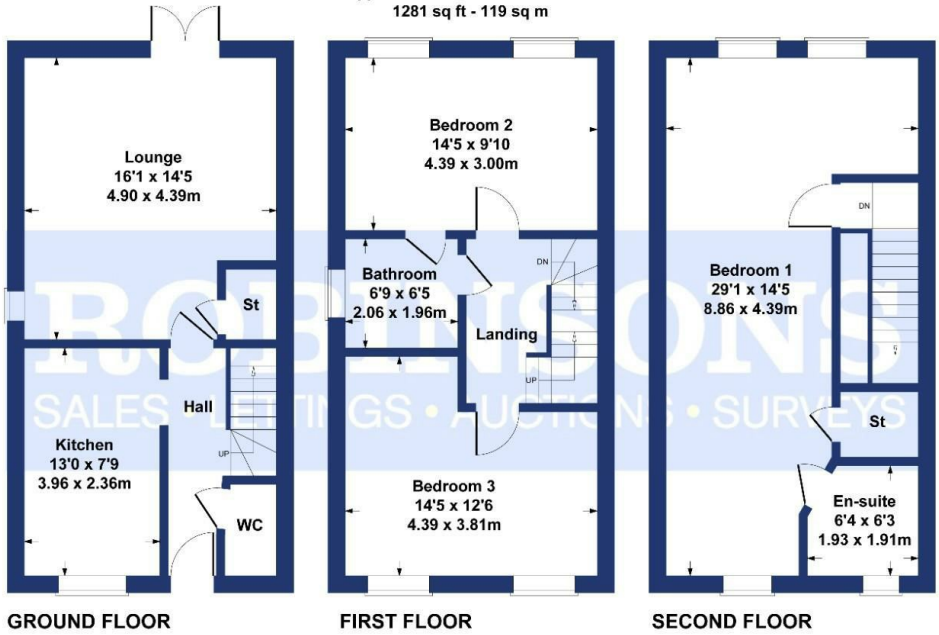
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

Gibside Way

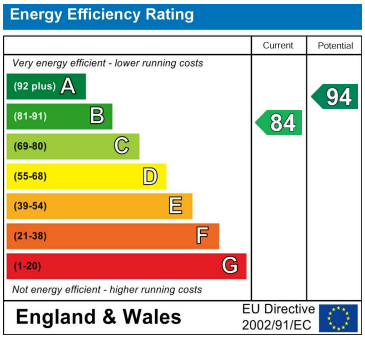
Approximate Gross Internal Area
1281 sq ft - 119 sq m



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

ARLA Association of Residential Letting Agents

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