



Moore Road, Spennymoor, DL16 7FY  
3 Bed - House - Detached  
£210,000

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Robinsons are delighted to present this exceptional three-bedroom detached house located on Moore Road, set within the desirable Merrington Park development on the outskirts of Spennymoor. This modern residence occupies a beautiful corner plot, offering stunning views and is conveniently situated within easy reach of the town centre, which boasts a variety of shopping and leisure amenities.

Constructed by Barrett Homes, a builder known for their commitment to quality, this property features a spacious and well-designed layout that is perfect for family living. The house is equipped with gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year.

Upon entering, you are greeted by an inviting entrance hall that leads to a stylish lounge, providing a lovely outlook and an ideal space for relaxation and entertainment. The heart of the home is the expansive open-plan kitchen and dining area, which is flooded with natural light and features French doors that open onto a beautifully maintained rear garden. This outdoor space is perfect for gatherings and family activities. Additionally, the ground floor includes a convenient cloakroom/WC.

Moving to the first floor, you will find a well-appointed landing that leads to three generously sized bedrooms. The master suite is particularly impressive, complete with fitted wardrobes and a private en suite bathroom, offering a tranquil retreat. A family bathroom/WC serves the other two bedrooms, ensuring ample facilities for all.

Externally, the property boasts an easy-to-maintain front garden, a driveway leading to a garage, and an enclosed rear garden / patio, ideal for alfresco dining or simply enjoying the outdoors. This immaculate home is a rare find, and early viewing is highly recommended to avoid disappointment. Do not miss the opportunity to make this delightful property your new home.

Council Tax: Durham County Council, Band C  
EPC Rating - B

## Hallway

Storage cupboard, quality flooring, stairs to first floor.

## W/C

W/C, wash hand basin, extractor fan, radiator

## Lounge

15'5 x 10'7 max points (4.70m x 3.23m max points )  
Upvc windows radiator, quality flooring.

## Kitchen / diner

15'5 x 9'5 (4.70m x 2.87m)  
Morden wall and base units, integrated oven, hob, extractor fan, fridge/freezer, washer/dryer, stainless steel sink with mixer tap and drainer, Upvc windows radiator, quality flooring, space for dining room table, French door leading to rear.

## Landing

Loft access, airing cupboard.

## Bedroom One

10'4 x 10'8 max point (3.15m x 3.25m max point )  
fitted wardrobes, Upvc window with beautiful outlook, radiator.

## Ensuite

Double Shower cubicle, wash hand basin, w/c, radiator, tiled splash backs, extractor fan, Upvc window.

## Bedroom Two

11'8 x 6'4 max point (3.56m x 1.93m max point )  
Upvc window with beautiful outlook, radiator.

## Bedroom Three

8'8 x 6'4 max point (2.64m x 1.93m max point )  
Upvc window, radiator.

## Bathroom

White panelled bath, wash hand basin, w/c, Upvc window, radiator, extractor fan, tiled flooring.

## Externally

To front elevation is a easy garden, which around both side of the property, this perfect family home also benefits from a driveway and garage, while to the rear there is a good sized enclosed garden and patio.

## Agent Notes

Council Tax: Durham County Council, Band C  
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 – Electric

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







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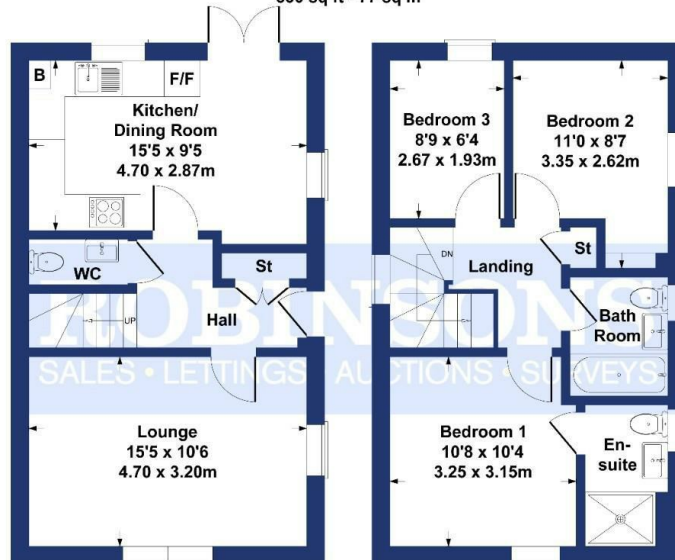
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Moore Road

Approximate Gross Internal Area  
830 sq ft - 77 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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