

Witton Drive, Spennymoor, DL16 6LU  
2 Bed - House - End Terrace  
£87,500

**ROBINSONS**  
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Robinsons are delighted to offer to the market with no onward chain this TWO BEDROOM END TERRACE HOUSE located on the ever popular Grange Estate just off Durham Road. This superbly positioned property is a lovely home and is sure to appeal to a variety of purchasers including the FIRST TIME BUYER and BUY TO LET LANDLORDS. The property has an endless amount of benefits. Some of its key features are; spacious lounge, lovely outlook to the front and rear elevation, separate garage in block, easy to maintain gardens and good sized kitchen and bathroom. Conveniently located for access to nearby Spennymoor Town centre and local amenities and yet conveniently located for access to bus routes on Durham Road. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; entrance hallway, spacious lounge / dining room, kitchen with integrated appliances. To the first floor is two good sized bedrooms and family bathroom. Externally to the front elevation is an easy to maintain patio / garden. While to the rear there is a good sized enclosed patio / garden which has been paved for easy maintenance. Garage is located in a separate block. Given all of the above early viewings is advised to avoid any disappointment.

EPC Rating E  
Council Tax Band A

#### Hallway

Radiator, stairs to first floor.

#### Lounge

17'4 x 11'9 (5.28m x 3.58m)

Radiator, sliding doors leading to the rear.

#### Kitchen

11'2 x 5'9 (3.40m x 1.75m)

Wal and base units, integrated oven, hob, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for under counter fridge freezer, uPVC window, tiled splashbacks.

#### Landing

Loft access, airing cupboard.

#### Bedroom One

11'0 x 9'7 + robes (3.35m x 2.92m + robes)

UPVC window, radiator, fitted wardrobe.

#### Bedroom Two

11'9 x 10'5 max points (3.58m x 3.18m max points )

UPVC window, radiator, fitted wardrobes.

#### Bathroom

Panelled bath with shower over, wash hand basin, W/C, uPVC window, radiator.

#### Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is a good sized enclosed garden.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: E

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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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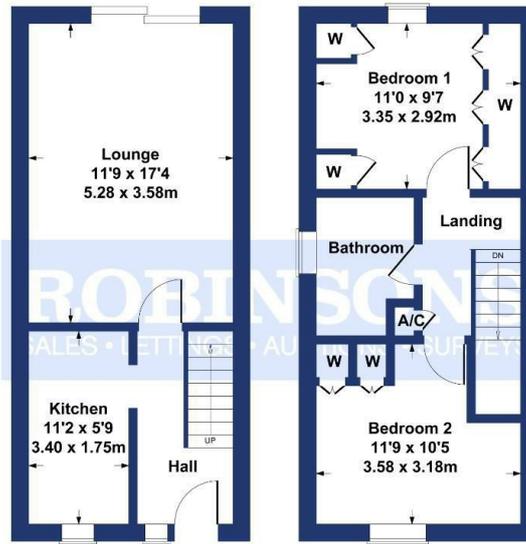
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## Wittondrive

Approximate Gross Internal Area  
682 sq ft - 63 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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