



Hawthorn Road, Spennymoor, DL16 7EN
2 Bed - House - Terraced
£77,500

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Robinsons delighted to offer to the market this WELL PRESENTED TWO BEDROOMED MID TERRACED HOUSE. This lovely family home is conveniently located for good transport links, shops, schools and amenities which lie very close by. Viewings are highly recommended and please book early to avoid disappointment! In our opinion the property would make an ideal home for the first time buyer, investor or families, again viewings are highly recommended.

In brief the accommodation comprises of:- entrance hall, spacious lounge, large fitted kitchen with built in cooking facilities Whilst to the first floor, two well proportioned bedrooms and a family bathroom. Externally, the property enjoys a large block paved patio, while to the rear there is a enclosed garden. In more detail the accommodation comprises of:-

EPC Rating D
Council Tax Band A

Hallway
Radiator, Upvc window and stairs to first floor.

Lounge
16'4 x 9'9 (4.98m x 2.97m)
Upvc bay window, radiator, Upvc window, gas fire and surround.

Kitchen / Dining room
13'0 x 12'2 (3.96m x 3.71m)
Wall and base units, integrated oven, hob, extractor fan, fridge and freezer, space for dining room table, plumbed for washing machine, Upvc window, tiled splash backs, sink with mixer tap and drainer, storage cupboard, access to rear garden.

Landing
Upvc window, loft access.

Bedroom One
16'4 x 9'8 (4.98m x 2.95m)
Duel aspect Upvc windows, radiator, storage cupboard.

Bedroom Two
10'1 x 9'1 (3.07m x 2.77m)
Upvc window, radiator, storage cupboard.

Bathroom
6'7 x 5'9 max points (2.01m x 1.75m max points)
Panelled bath with shower over, wash hand basin, W/C, airing cupboard housing the combination boiler, Upvc window, radiator, tiled splash backs.

Externally
To the front elevation is a easy to maintain forecourt and block paved driveway, while to the rear there is a good sized enclosed garden.

Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1,708.78
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.
Probate – yes
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>
Selective Licence Area - Yes
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 – 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: 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.

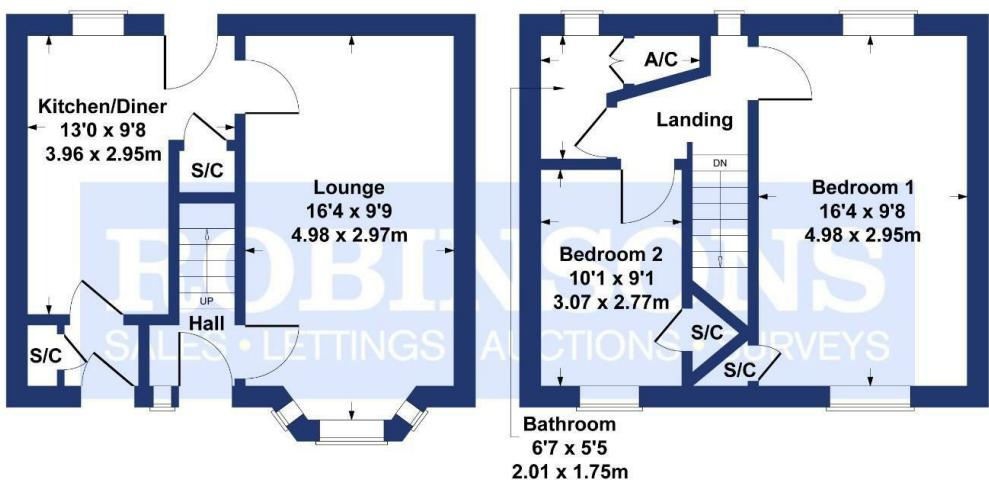


OUR SERVICES

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Hawthorne Road

Approximate Gross Internal Area
659 sq ft - 61 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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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.



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