

Rokeby Way, Spennymoor, DL16 7FD  
2 Bed - House - Mid Terrace  
Asking Price £125,000

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Welcome to this charming mid-terrace home on Rokeby Way, set within the ever-popular Whitworth area of Spennymoor. Beautifully presented throughout, the property features a modern kitchen and bathroom, perfectly suited to those who enjoy contemporary living, along with a lovely outlook from the front elevation.

Offering a comfortable and well-designed layout, the home includes a bright reception room, two generously sized bedrooms, and a stylish family bathroom. The added convenience of a ground-floor WC enhances everyday practicality.

Positioned within a desirable residential development, the property benefits from a fenced rear garden—ideal for relaxing or entertaining which gives access to a rear parking bay. Whether you're a first-time buyer or searching for an ideal starter home, this inviting property provides warmth, comfort, and plenty of potential to make it your own.

The accommodation briefly comprises: Entrance Lobby, Ground Floor WC, Spacious Lounge, and a Kitchen/Dining Room to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the home offers parking bay and a private rear garden laid to lawn with a paved patio and gated access.

Don't miss your chance to secure this delightful home in a sought-after location. Book your viewing today and imagine settling into life on Rokeby Way.

#### Vestibule

Radiator, Access to lounge

#### Lounge

12'9 x 12'5 (3.89m x 3.78m )

Upvc window with lovely outlook, radiator, stairs to first floor.

#### Inner Hall

Storage cupboard and Access to Kitchen and W/C.

#### W/C

W/c, wash hand basin, radiator, extractor fan.

#### Kitchen / Diner

12'8 x 7'9 (3.86m x 2.36m )

White wall and base units, integrated oven, gas hob, extractor fan, space for Fridge / freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, radiator, French Doors leading to the rear garden.

#### Landing,

Loft access and radiator.

#### Bedroom One

12'8 x 9'8 max points (3.86m x 2.95m max points )

Upvc window with lovely outlook, radiator, storage cupboard.

#### Bedroom Two

12'8 x 7'9 (3.86m x 2.36m )

Upvc window, radiator.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, extractor fan, splash backs, extractor fan.

#### Externally

To the front elevation is a easy to maintain forecourt which over looks a lovely green space. While to the rear there is a good sized enclosed garden and patio, which gives access to a parking bay.

#### Agents Notes

Council Tax: Durham County Council, Band B

EPC Rating B

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



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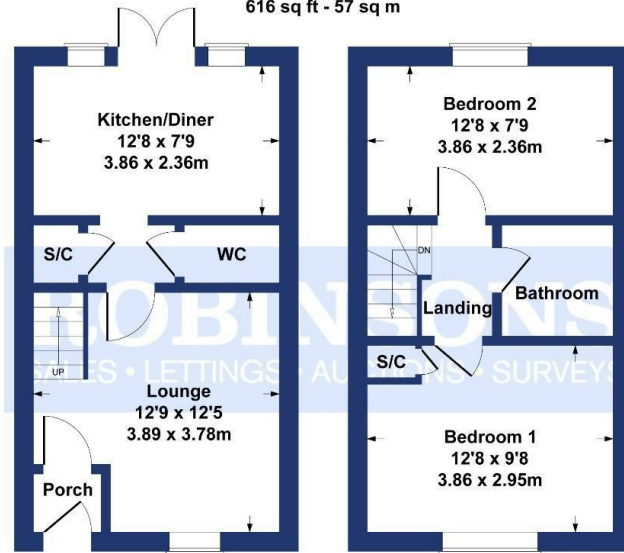
Lettings and Management

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## Rokeyb Way

Approximate Gross Internal Area  
616 sq ft - 57 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 |
|                          | 98        |
| 84                       |           |

Very energy efficient - lower running costs

(92 plus) A

(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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