



Green Lane, Spennymoor, DL16 6HD
3 Bed - House - Semi-Detached
Asking Price £215,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled on the popular Green Lane in Spennymoor, this beautifully renovated three-bedroom semi-detached home offers modern living in a convenient and desirable location. Having undergone a full renovation, the property is ready to move into and provides an excellent opportunity for families, first-time buyers and commuters alike.

The accommodation includes a welcoming reception room, three well-proportioned bedrooms, a brand-new modern kitchen and a newly fitted bathroom. Further benefits include new flooring throughout and a new combination boiler, ensuring the property is both stylish and comfortable while offering the convenience of contemporary living.

Externally, the property boasts a generous front garden, providing excellent kerb appeal, while the spacious rear yard offers plenty of potential for creating an attractive enclosed garden or outdoor entertaining space.

Green Lane is ideally positioned for access to Durham City, Darlington and Teesside, making this an excellent choice for those looking to enjoy the benefits of suburban living while remaining within easy reach of key employment and transport links.

Fully renovated properties in this popular area are not frequently available, so an early internal viewing is highly recommended to appreciate the quality, space and finish on offer.

EPC Rating – F (please note this is an old rating and is been reassessed)
Council Tax Band – C

Porch

New flooring, UPVC door

Hallway

Stairs to 1st Floor, New flooring

Lounge

17'8 x 15'8 (5.38m x 4.78m)

New flooring, large UPVC bay window, radiators

Dinning Room

15'8 x 15'3 (4.78m x 4.65m)

UPVC windows radiator, storage cupboard, new flooring

Kitchen

26'3 x 5'9 (8.00m x 1.75m)

New wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer, tiled splash back , spot lights, radiator, UPVC window, quality flooring, Access to rear.

Home Office

11'7 x 5'7 (3.53m x 1.70m)

Radiator, quality flooring, skylight

Landing

Radiator, new flooring,

Bedroom One

15'7 x 15'2 (4.75m x 4.62m)

New Flooring, radiator, UPVC window

Bedroom Two

10'5 x 9'4 (3.18m x 2.84m)

UPVC window, radiator, new flooring

Bedroom Three

24'2 x 5'9 (7.37m x 1.75m)

UPVC window, radiator, New flooring

Bathroom

10'4 x 5'4 (3.15m x 1.63m)

White panelled bath with shower over, wash hand basin, w/c, heated towel rail, extractor fan.

Externally

To the front elevation is a good sized garden and long driveway which leads to the rear where there is a large enclosed yard and useful storage building.

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 – Gas

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

Conveyancing

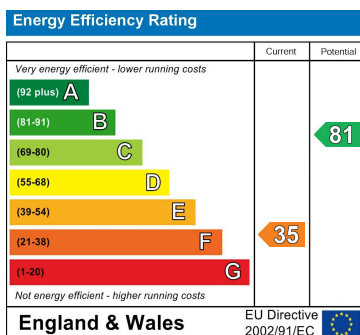
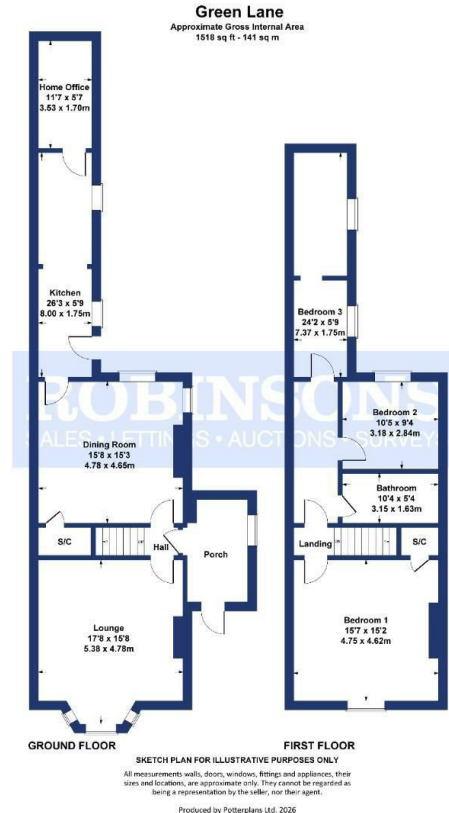
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk