Boyle Grove, Spennymoor, DL16 6FA
3 Bed - House - Semi-Detached
Asking Price £179,950

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Robinsons are delighted to offer this beautifully presented family home, which provides an exceptional opportunity to acquire a modern three-bedroom semi-detached property, located within the highly sought-after and family-friendly Durham Gate development. The property has been thoughtfully upgraded and finished to a high standard throughout, making it an ideal purchase for families and professionals alike.

Upon entering, the welcoming entrance hall leads through to a spacious and comfortable lounge, perfect for relaxing evenings. To the rear, the stylish kitchen/diner is a standout feature, complete with integrated appliances and French doors opening onto the rear garden, creating a seamless flow between indoor and outdoor living. A convenient ground floor W/C further enhances the practicality of the home.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from en-suite facilities, offering both comfort and privacy. A modern family bathroom serves the remaining bedrooms. Externally, the property benefits from off-road parking for two vehicles, a versatile garage store/home office, and an EV charging point—features that are increasingly desirable in today's market.

The property also remains under the NHBC guarantee, providing additional peace of mind for prospective buyers. Ideally situated close to local amenities and transport links, this superb home on Boyle Grove offers the perfect balance of convenience and community living, and must be viewed to be fully appreciated.

EPC Rating: B
Council Tax Band: C

Hallway
Radiator, quality flooring, stairs to the first floor.

Lounge
14 x 12'1 max points (4.27m x 3.68m max points)
Radiator, quality flooring, Upvc window.

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

Kitchen / Diner
15'6 x 9'5 (4.72m x 2.87m)
Morden wall and base unit, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge and freezer, space for dining room table, tiled splash backs, stainless steel sink with mixer tap and drainer, Upvc window, radiator, quality flooring, storage cupboard, spot lights, and French doors leading to the rear garden.

Landing
Radiator, quality flooring, loft access.

Bedroom One
9'9 x 9'4 (2.97m x 2.84m)
Radiator, quality flooring, space for wardrobes, Upvc window.

Ensuite
Shower Cubicle, wash hand basin, W/C, tiled splash backs, Upvc window, radiator, Upvc window, extractor fan.

Bedroom Two
10'10 x 8'8 (3.30m x 2.64m)
Upvc window, radiator, quality flooring.

Bedroom Three
12'2 x 6'7 (3.71m x 2.01m)
Upvc window, radiator, quality flooring.

Bathroom
White panelled bath, tiled surround, wash hand basin, w/c, wash basin, extractor fan.

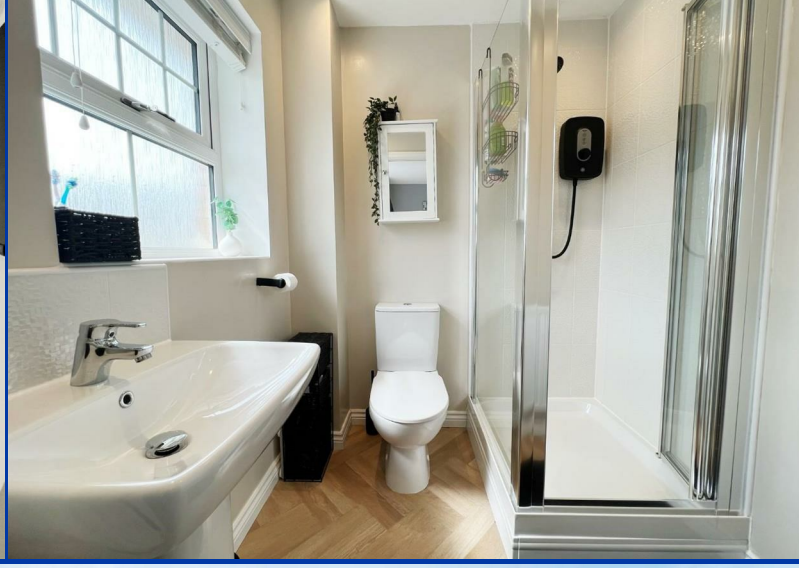
Externally
To Front elevation is a lovely easy to maintain garden & double length driveway which leads to a garage / home office and EV charging point, while to the rear there is a beautiful landscaped garden and patio.

Agents Notes
Council Tax: Durham County Council, Band 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
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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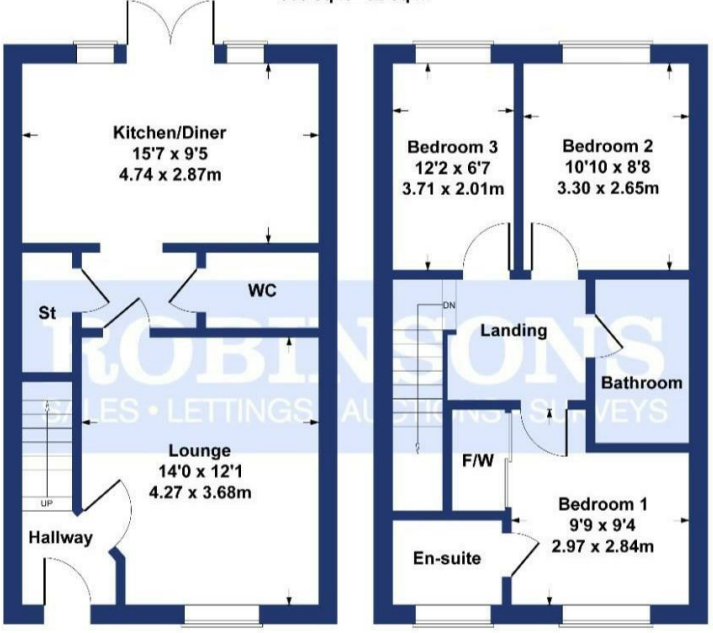
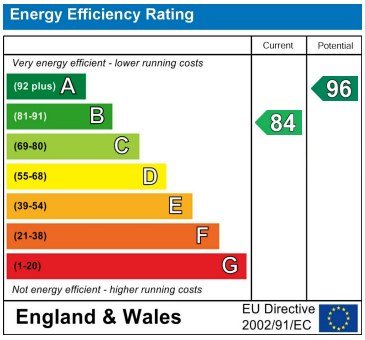


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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@robinsonscls.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

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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RICS

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