





Half Moon Lane, Spennymoor, DL16 6HG
2 Bed - House - Mid Terrace
£72,500

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Attention First-Time Buyers!

Robinsons are delighted to offer to the market this superbly presented two-bedroom mid-terraced home, providing an excellent opportunity for first-time buyers or those looking for a property that is ready to move straight into. Immaculately maintained by the current owners, this stylish home is a true credit to them and is sure to impress from the moment you step inside.

The property benefits from UPVC double glazing, gas central heating, a modern fitted kitchen, contemporary bathroom suite, and tasteful décor throughout, creating a comfortable and welcoming living space.

Conveniently located close to local shops, schools, and everyday amenities, the property is also ideal for commuters, with excellent transport links via the A1(M) and A19, providing easy access to Durham City, Darlington, Teesside, and beyond.

The accommodation briefly comprises: entrance vestibule, comfortable lounge, and an attractive kitchen/diner fitted with a range of modern wall and base units along with integrated appliances. The kitchen leads through to a useful utility/rear lobby area and a well-appointed family bathroom. To the first floor are two generous bedrooms.

Externally, there is a well-maintained enclosed yard to the rear, providing a pleasant outdoor space.

EPC Rating: D
Council Tax Band: A

Vestibule
Access to lounge

Lounge
14'4 x 12'1 (4.37m x 3.68m)
New flooring, radiator, UPVC window

Kitchen/diner
14'9 x 11'2 (4.50m x 3.40m)
Stunning wall & base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap & drainer, plumbed for washing machine, UPVC window, radiator, space for dining room table, storage cupboard, new flooring

Rear Lobby
Radiator, new flooring, storage cupboard, stairs to 1st floor

Bathroom
6'2 x 5'4 (1.88m x 1.63m)
Panelled bath with shower over, wash hand basin, w/c, extractor fan, chrome towel radiator, UPVC window

Landing
New flooring, access to bedrooms

Bedroom 1
14'7 x 11'9 (4.45m x 3.58m)
UPVC window, radiator, new flooring

Bedroom 2
15'1 x 11'3 (4.60m x 3.43m)
New flooring, radiator, UPVC window, storage cupboard, loft access

Externally
To the rear there is an enclosed yard

Agent notes

Council Tax: Durham County Council, Band A
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.











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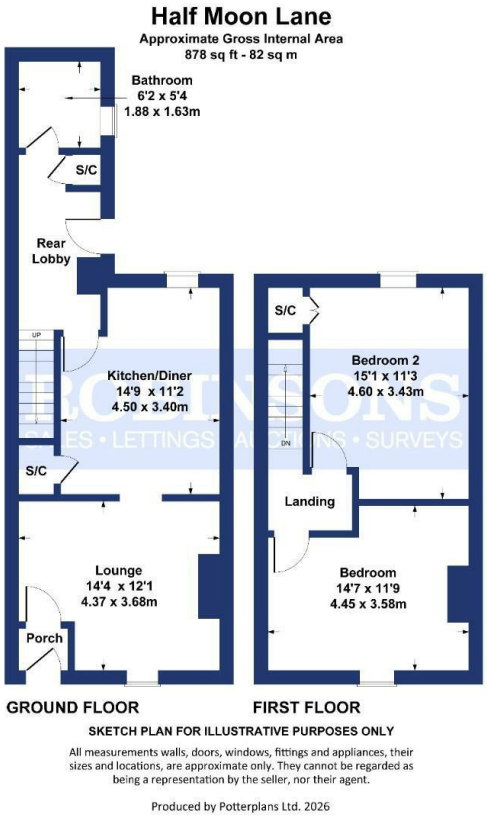
Surveys and EPCs

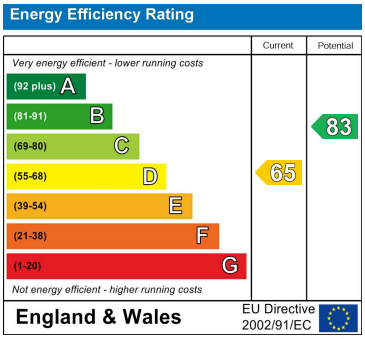
Property Auctions

Lettings and Management

Strategic Marketing Plan

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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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