Oval Park, Tudhoe, DL16 6LW

3 Bed - House - Semi-Detached

£179,950

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Robinsons are delighted to offer to the market this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME pleasantly positioned on a generous plot within a highly desirable cul-de-sac in the ever-popular Tudhoe area of Spennymoor. Ideally located for access to local shops, schools for all age groups, and regular public transport links, this attractive home is perfectly suited to growing families, first-time buyers and those looking to take the next step on the property ladder.

The accommodation briefly comprises a WELCOMING ENTRANCE VESTIBULE, HALLWAY, SPACIOUS LOUNGE opening into the DINING AREA, MODERN FITTED KITCHEN with a range of integrated appliances, and a bright and airy SUN ROOM overlooking the rear garden. To the first floor, the landing provides access to THREE GENEROUSLY SIZED BEDROOMS, a WELL APPOINTED FAMILY BATHROOM and SEPARATE WC.

Externally, the property enjoys a low-maintenance FRONT GARDEN and a lengthy DRIVEWAY providing ample off-road parking, leading to the DETACHED GARAGE. To the rear is a good sized ENCLOSED GARDEN with patio area, creating the perfect space for outdoor dining, entertaining and family enjoyment.

Properties within this location are rarely available and with the space, position and accommodation on offer, early viewing is strongly recommended to avoid disappointment.

EPC Rating: D
Council Tax Band: C

Entrance Vestibule
With quality flooring.

Lounge
17'5x13' (5.31mx3.96m)
With feature fire surround with gas fire, storage cupboards, feature radiator, large upvc bay window with shutter blinds.

Dining Room
10'4x9' (3.15mx2.74m)
With quality flooring, feature radiator and access to sun room.

Sun Room
7'7x7'7 (2.31mx2.31m)
With storage cupboard, electric radiator, spot lights to ceiling, french doors to rear garden, velux windows and upvc windows.

Kitchen
10'9x8'1 (3.28mx2.46m)
Fitted with a modern range of wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, intergrated washing machine, plumbing for dishwasher and upvc window.

First Floor

Landing
With upvc window and access to loft space.

Bedroom 1
13'x9'9 (3.96mx2.97m)
Fitted wardrobe, central heating radiator and upvc window.

Bedroom 2
10'5x10' (3.18mx3.05m)
Fitted with a range of built in wardrobes, central heating radiator and upvc window.

Bedroom 3
9'6x7'3 (2.90mx2.21m)
With airing cupboard, central heating radiator and upvc window.

Bathroom
Fitted with a modern suite comprising panelled bath with shower over, pedestal wash hand basin, tiled splash backs, chrome towel rail, tiled flooring, extractor fan, spot lights to ceiling and upvc window.

WC
With wc and upvc window.

Externally
To the front of the property is an easy to maintain garden and driveway which leads to the garage and enclosed rear garden with patio area.

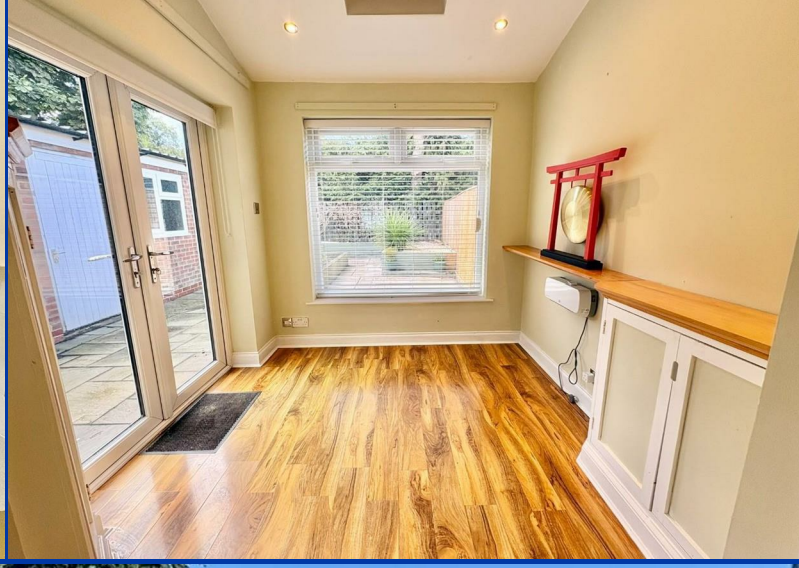
Garage
16'1x8'7 (max) (4.90mx2.62m (max))
With mains power and lighting.

Agents Notes
Council Tax: Durham County Council, Band
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 – yes - Granted
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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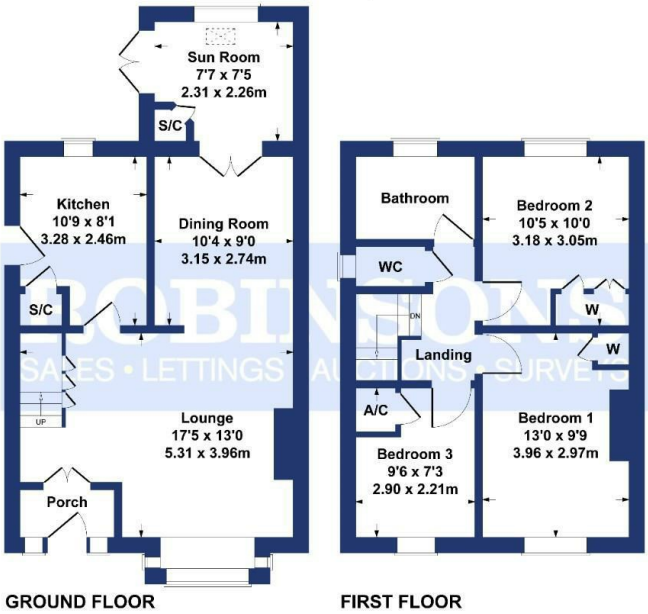
Dedicated Property Manager

Oval Park

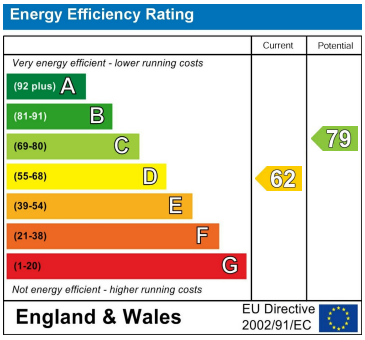
Approximate Gross Internal Area
933 sq ft - 87 sq m



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



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

ARLA Association of Residential Letting Agents

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