



**Grayson Road, Spennymoor, DL16 7AB**  
**3 Bed - House - Semi-Detached**  
**Offers In Excess Of £125,000**

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\*NO ONWARD CHAIN\*

Nestled on Grayson Road in the popular town of Spennymoor, this semi-detached house presents an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms, this property is designed to accommodate modern living with ease. The home features three inviting reception rooms, providing ample space for relaxation and entertainment.

The property benefits from a convenient bathroom, ensuring comfort for all residents. One of the standout features is the generous parking space, which can accommodate multiple vehicles making it ideal for families or those who enjoy hosting guests. Additionally, the large garage offers further storage options or potential for a workshop.

Situated close to local amenities and the town centre, residents will find everything they need within easy reach, from shops to schools and recreational facilities. This popular residential area is located close to Spennymoor Town Centre where there are excellent shopping and leisure facilities, excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. The front and rear gardens provide a delightful outdoor space, perfect for enjoying the fresh air or gardening enthusiasts.

With no onward chain, this property is ready for immediate occupation, allowing for a smooth transition for the new owners. Whether you are looking for a family home or an investment project, this house on Grayson Road is a promising choice that combines comfort, convenience, and potential. Do not miss the chance to make this property your own.

EPC Rating TBC  
Council Tax Band C

## GROUND FLOOR

### Entrance porch

Access to hallway

### Hallway

Stairs to first floor, under stairs storage cupboard, central heating radiator.

### Lounge

11'9 x 11'6 max points (3.58m x 3.51m max points)

Gas fire, upvc bay window to front, gas central heating radiator.

### Dining room

11'94 x 11'66 max points (3.35m x 3.35m max points)

Gas fire, central heating radiator.

### Conservatory

10'19 x 8'68 max points (3.05m x 2.44m max points)

French doors leading to rear, upvc windows.

### Kitchen

10'92 x 6'82 max points (3.05m x 1.83m max points)

Wall base units, Integrated double oven, gas hob, extractor fan, fridge freezer, large storage cupboard with boiler in & plumbing for washing machine, door leading to side of the property, stainless steel sink and mixer tap, tiled floor and tiled splash back, spotlights, central heating radiator.

## First Floor

### Landing

Loft access, upvc window.

### Bedroom 1

11'95 x 10'68 max points (3.35m x 3.05m max points)

Fitted wardrobes, upvc window, central heating radiator.

### Bedroom 2

11'73 x 10'79 max points (3.35m x 3.05m max points)

Fitted wardrobes, upvc window, central heating radiator.

### Bedroom 3

6'97 x 7'11 max points (1.83m x 2.41m max points)

Central heating radiator, upvc window.

### Bathroom

8'34 x 6'90 max points (2.44m x 1.83m max points)

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

### External

To the front elevation is an easy to maintain pebbled garden and a long driveway way leading to the garage & garden which is mostly laid to lawn.

### Agent notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – NA

Probate – granted

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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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Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		

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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.

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