



**Lyne Road, Middlestone Moor, DL16 7AF**  
**2 Bed - Bungalow - Detached**  
**£110,000**

**ROBINSONS**  
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\*\*\*RARE TO THE MARKET \*\*\*

Robinsons are delighted to present this rarely available two-bedroom detached bungalow, offered to the market with no upper chain. Situated on the outskirts of Spennymoor, the property enjoys an excellent location just a short walk from local bus routes, while Spennymoor Town Centre and its wide range of amenities are approximately one mile away.

The bungalow benefits from UPVC double glazing, gas central heating, and spacious accommodation throughout, making it an ideal purchase for a buy-to-let investor, a retired couple, or anyone looking to downsize to a well-positioned and low-maintenance home.

Internally, the property briefly comprises a welcoming entrance porch leading into a bright and generous lounge, a well-presented kitchen, a useful rear lobby, two double bedrooms, and a modern shower room.

Externally, the front features an easy-to-maintain garden, while the rear boasts a larger-than-average garden with a patio area, offering a pleasant space for relaxation or outdoor entertaining.

This charming bungalow presents a fantastic opportunity in a sought-after location, and early viewing is highly recommended.

EPC Rating D  
Council Tax Band A

#### **Porch**

Quality flooring, access to lounge

#### **Lounge**

16'4 x 15'7 (4.98m x 4.75m)

UPVC window, radiator, quality flooring

#### **Kitchen**

12'2 x 8'0 (3.71m x 2.44m)

Modern wall and base units, stainless steel sink with drainer, gas cooker point, plumbed for washing machine, space for fridge freezer, UPVC window, tiled splash backs

#### **Rear Lobby**

8'2 x 6'2 (2.49m x 1.88m)

Access to front and rear  
UPVC window and radiator

#### **Inner Hall**

Access to bedrooms and shower room

#### **Bedroom One**

12'5 x 11'0 (3.78m x 3.35m)

UPVC window, Radiator, fitted wardrobes, quality flooring

#### **Bedroom Two**

10'9 x 9'7 (3.28m x 2.92m)

UPVC window, radiator, fitted wardrobes, quality flooring

#### **Shower Room**

8'6 x 6'8 (2.59m x 2.03m)

Double shower cubicle, wash hand basin, w/c, UPVC window, extractor fan, Loft Access, Storage base units, Chrome towel radiator.

#### **Externally**

To the front elevation is an easy to maintain garden, while to the rear there is a large enclosed garden and patio area

#### **Agents Notes**

Council Tax: Durham County Council, Band A - Approx. £ TBC

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Non-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

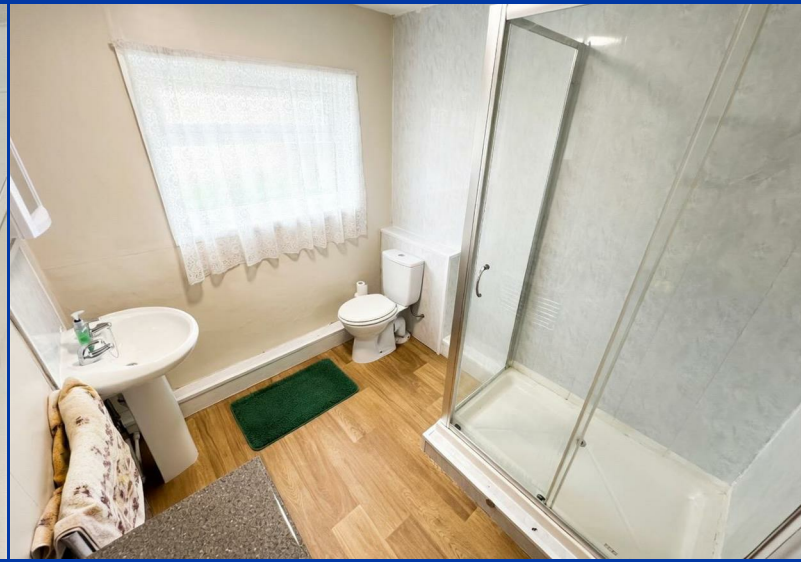
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

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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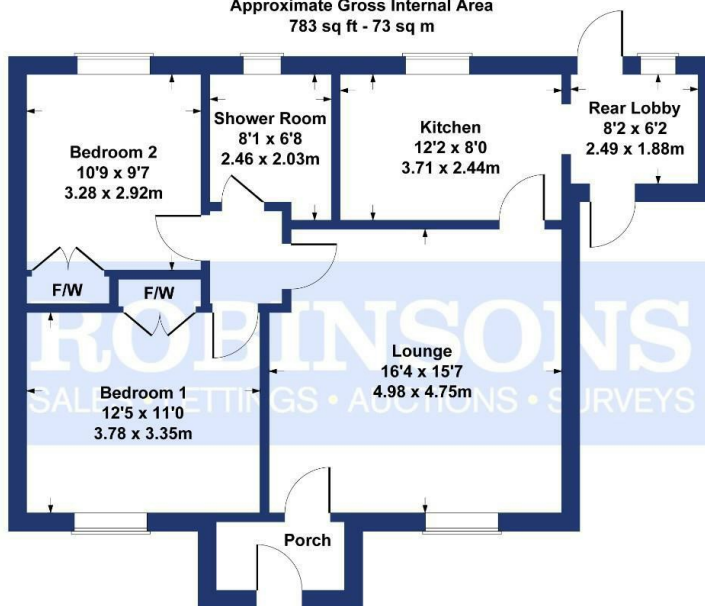
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lyne Road

Approximate Gross Internal Area  
783 sq ft - 73 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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