



**Barnfield Road, DL16 6EB**  
**2 Bed - House - Semi-Detached**  
**£134,950**

**ROBINSONS**  
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Robinsons are pleased to present an exceptional opportunity to acquire a charming two-bedroom semi-detached home on Barnfield Road, Spennymoor. This delightful property is ideally situated just a short stroll from Spennymoor Town Centre, where you will find a variety of local shops, schools, and essential amenities. Its prime location also offers excellent transport links, making it perfect for commuters heading to Durham City, Darlington, and Teesside, with the A1 and A19 conveniently nearby.

This well-appointed home is perfect for a range of buyers, including first-time purchasers, small families, or property investors. The property boasts a beautifully presented kitchen equipped with integrated appliances, a spacious open-plan lounge and dining room featuring a cosy log-burning stove, and a modern four-piece bathroom. The first floor comprises two generously sized double bedrooms, providing ample space for relaxation and rest.

Externally, the property features a charming front forecourt garden and a good-sized rear landscaped garden, ideal for outdoor enjoyment and entertaining. Additional benefits include double glazing and gas central heating, ensuring comfort throughout the year.

In summary, this semi-detached home on Barnfield Road offers a wonderful blend of modern living and convenient location, making it a must-see for anyone seeking a new home in Spennymoor. We invite you to arrange a viewing and discover all that this property has to offer.

Council tax Band B  
EPC Rating TBC

#### Hallway

Wood effect flooring, radiator, stairs to first floor.

#### Lounge / Dining room

23'9 x 13'0 max points (7.24m x 3.96m max points )

Multi fuel stove with beautiful brick surround, duel aspect Upvc windows, radiator, space for dining room table.

#### Kitchen

14'9 x 7'2 (4.50m x 2.18m )

Morden wall and base units, integrated oven, hob, extractor fan, space for America fridge / freezer, plumbed for washing machine, ceramic sink with mixer tap and drainer, Upvc window, radiator and access to the rear garden.

#### Landing

Loft access

#### Bedroom One

12'6x x 10'5 max points (3.81mx x 3.18m max points )

Upvc window, storage cupboard and radiator

#### Bedroom Two

11'1 x 10'6 (3.38m x 3.20m)

Upvc window radiator.

#### Bathroom

15'0 x 7'2 (4.57m x 2.18m )

Larger corner bath, shower cubical, wash hand basin, w/c, airing cupboard, radiator, Upvc window, spot lights.

#### Externally

To the front elevation is a easy to maintain forecourt, while to the rear there is a stunning landscaped garden, which includes a easy to maintain lawned area, decking and patio.

#### Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2,077.79 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 – N/A

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 – No

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

Accessibility/Adaptations – yes double extension prior to owner purchase of the property.

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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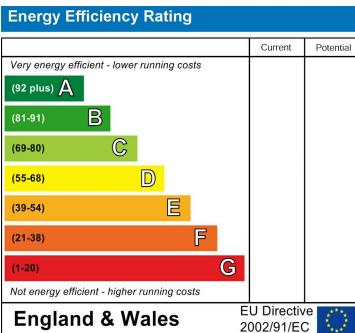
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