

**Tudhoe Moor, DL16 6EZ**  
**3 Bed - House - Semi-Detached**  
**Asking Price £79,950**

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Robinsons are delighted to present to the market this well-maintained two-bedroom semi-detached home, ideal for first-time buyers or property investors. Situated on Tudhoe Moor in the popular residential area of Green Lane, the property is within walking distance of local shops, schools, bus routes, and is approximately one mile from the town centre, which offers a range of shopping and leisure facilities. It also benefits from excellent road links, providing easy access to Durham, Darlington, Teesside, and Newcastle.

The property features gas central heating, uPVC double glazing, a modern kitchen, and a larger-than-average rear garden.

The accommodation briefly comprises: Entrance Hall, Lounge, well-presented Kitchen, useful Utility Room, Landing, two double Bedrooms, Bathroom, and separate WC. Externally, the property offers an enclosed front garden which—subject to the appropriate planning permissions—could be converted into a good-sized driveway. To the rear, there is a generous, mature garden with useful storage sheds.

Offered for sale at a competitive price, early viewing is highly recommended to avoid disappointment.

EPC Rating - TBC  
Council Tax Band A

## Hall

Radiator, stairs to first floor.

## Lounge

19'1 x 11'0 max point (5.82m x 3.35m max point)

Wood effect flooring, radiator, large Upvc window, electric fire and surround.

## Kitchen / Diner

11'8 x 12'5 (3.56m x 3.78m )

wall and base units, gas cooker point, stainless steel sink with mixer tap and drainer, space for dining room table, radiator, Upvc window, extractor fan.

## Utility room

8'8 x 5'7 (2.64m x 1.70m )

space for fridge / freezer, plumbed for washing machine, space for dryer, radiator, tiled splash backs, Upvc window.

## Landing

Upvc window, storage cupboard.

## Bedroom One

15'9 x 9'8 (4.80m x 2.95m )

Upvc window, radiator.

## Bedroom Two

12'7 x 8'9 (3.84m x 2.67m)

Upvc window, radiator, wood effect flooring.

## Bathroom

Panelled bath with shower over, wash hand basin, Upvc window, radiator, tiled splash backs.

## W/C

W/c, Upvc window, wood effect flooring, airing cupboard.

## Externally

To the front elevation is a easy to maintain garden which subject to the correct flooring would make a good sized driveway, while to the rear there is a larger than average mature garden and patio with useful storage sheds.

## Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

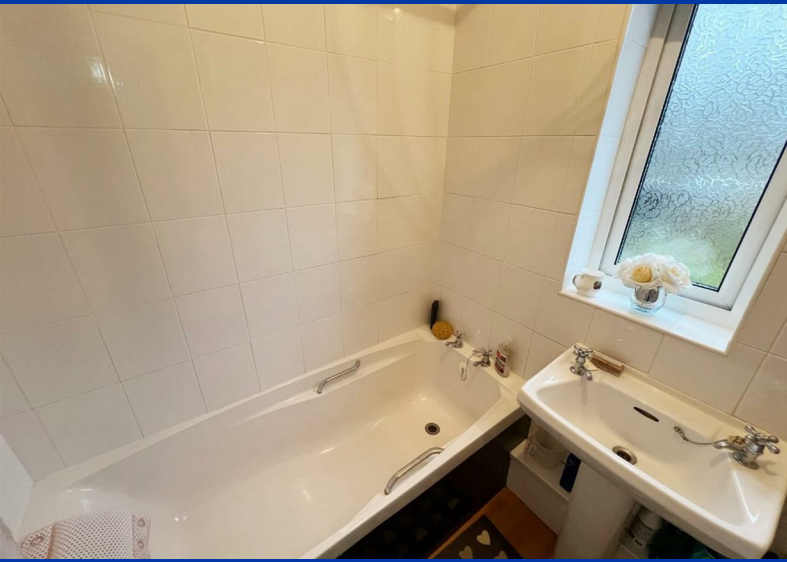
Council Tax: Durham County Council, Band A - Approx. £1,627.87 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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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## Tudhoe Moor, Spennymoor

Approximate Gross Internal Area  
940 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.

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

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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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