





Lyne Road, Middlestone Moor, DL16 7AF
2 Bed - Bungalow - Detached
Starting Bid £79,950

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For sale by Modern Method of Auction: Starting Bid Price £79,950 Plus Reservation Fee

***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.

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.
* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price
* Reservation Fees Applicable * The Modern Method of Auction

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

Auction Notes
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

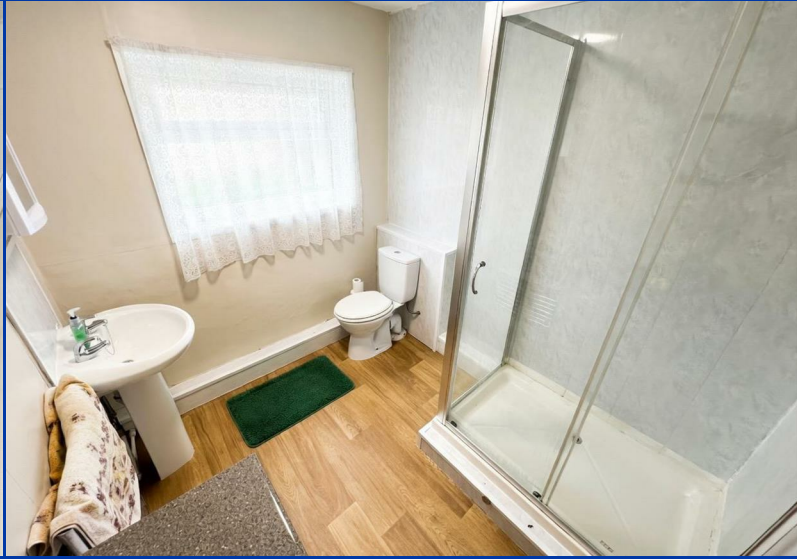
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.











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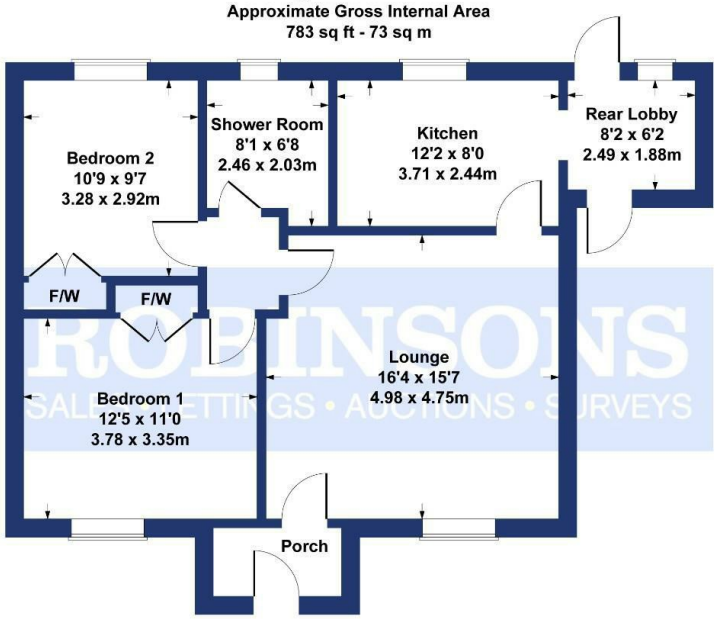
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lyne Road

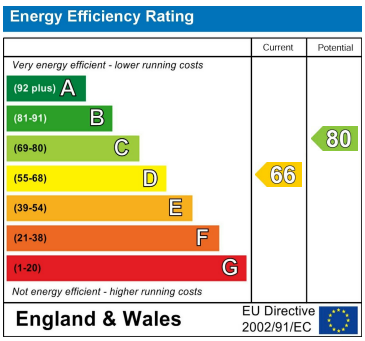
Approximate Gross Internal Area
783 sq ft - 73 sq m



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



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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.