





Mayfields, Spennymoor, DL16 6RW
3 Bed - House - Semi-Detached
£145,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to bring to the market this exceptional three-bedroom semi-detached home, presented to an outstanding standard throughout and a true credit to its current owners. Occupying a sought-after position on the ever-popular Greenways development, the property is ideally located close to a range of local amenities, reputable schools and excellent transport links, making it perfectly suited to first-time buyers, families and professionals alike.

Beautifully maintained and ready to move straight into, this superb home boasts a stunning open-plan kitchen/dining area, a spacious and inviting lounge, a modern family bathroom, UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance porch, a generously sized lounge and an impressive open-plan kitchen/dining room, creating the perfect space for both everyday family living and entertaining guests. To the first floor are three well-proportioned bedrooms, with the two principal bedrooms benefiting from fitted wardrobes, along with a stylish family bathroom and separate WC.

Externally, the property enjoys attractive and well-kept gardens to both the front and rear. A driveway provides off-road parking and leads to a garage, offering additional storage and practicality.

Early viewing comes highly recommended to fully appreciate the quality of accommodation, generous living space and desirable location this fantastic home has to offer.

EPC Rating: TBC
Council Tax Band: B

Porch
Upvc window, quality flooring

Hallway
Quality flooring, stairs to first floor

Lounge
17'9 x 11'8 (5.41m x 3.56m)
Upvc windows, radiator, quality flooring

Kitchen
17'9 x 7'9 (5.41m x 2.36m)
Modern wall and base units, integrated double oven, hob, extractor fan, ceramic sink with mixer tap and drainer, tiled splash backs, Upvc windows, tiled flooring, spotlights and radiator

Rear Lobby
Tiled flooring access to rear

Landing
Airing cupboard, spotlights, loft access

Bedroom One
11'8 x 10'6 (3.56m x 3.20m)
Upvc window, radiator, storage cupboard

Bedroom Two
11'6 x 7'9 (3.51m x 2.36m)
Storage cupboard, Upvc window, radiator

Bedroom Three
8'6 x 6'8 (2.59m x 2.03m)
Upvc window, radiator

Bathroom
Panelled bath with shower over, wash hand basin, fully tiled, Upvc window and chrome towel radiator

W/C
Fully tiled, Upvc window, wash hand basin and w/c

Externally
To the front elevation is an easy to maintain garden, whilst to the rear is a good sized garden which gives access to a garage and driveway

Agents Notes
Council Tax: Durham County Council, Band B

Property Construction – Non Standard - Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
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 – no
Probate –NA
Rights & Easements – None known
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 – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

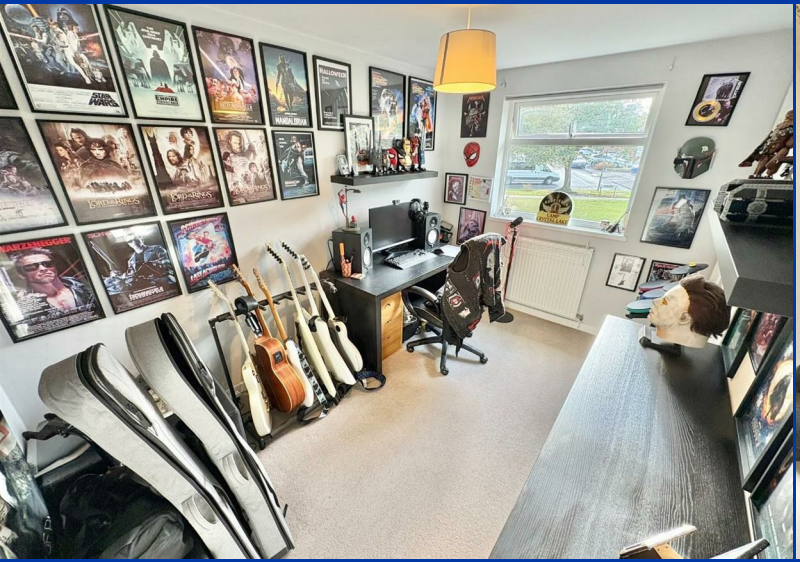
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.











OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

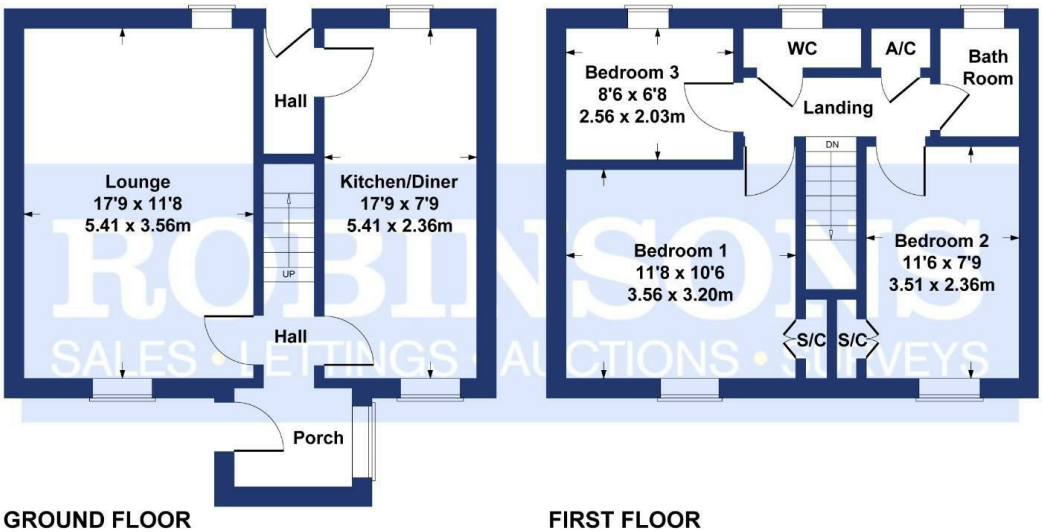
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mayfields

Approximate Gross Internal Area
850 sq ft - 79 sq m

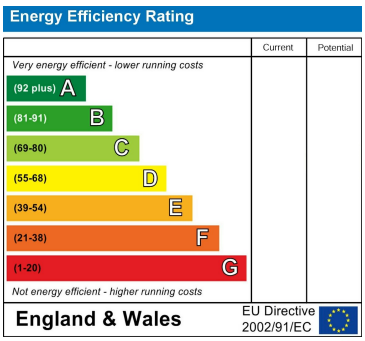


GROUND FLOOR FIRST FLOOR

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



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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 efficent 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.