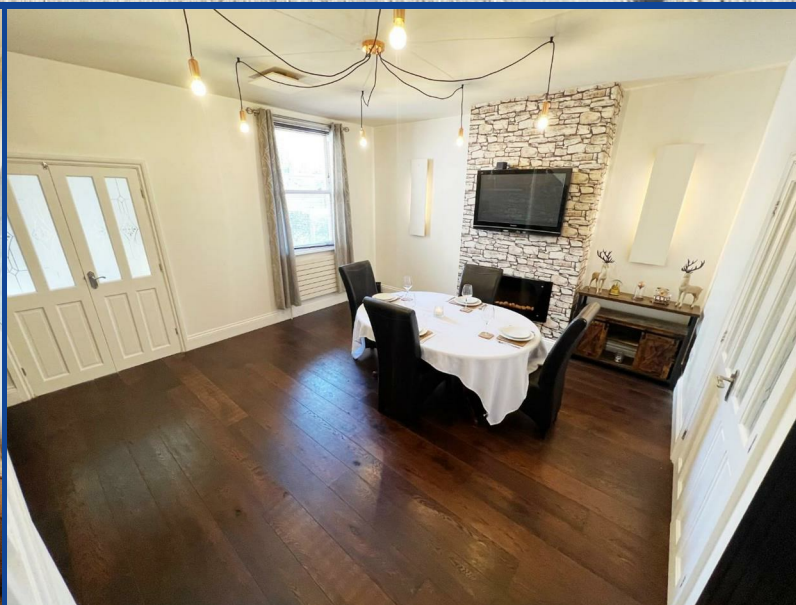




Durham Road, Spennymoor, DL16 6SL
3 Bed - House - Mid Terrace
Offers Over £110,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to bring to the market this stylish and spacious three-bedroom mid-terraced home, which is a true credit to its current owner and finished to an exceptionally high standard throughout. Ideally located on Durham Road, the property is just over a ten-minute walk from Spennymoor Town Centre and benefits from excellent transport links to Durham, Darlington, and nearby bus routes, all within a short walking distance. This stunning family home offers an array of impressive features, including a large lounge with a beautiful open fire and surround complemented by quality flooring, ultra-modern and high-end kitchen and bathroom fittings, a garage, and three well-proportioned bedrooms. Both the master bedroom and bedroom two benefit from fitted wardrobes, adding further convenience and storage space. Given all that this exceptional property has to offer, early viewing is strongly recommended to avoid disappointment.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room, and a striking contemporary kitchen. To the first floor, a generous landing provides access to three good-sized bedrooms and an ultra-modern four-piece family bathroom suite, featuring a stylish walk-in shower. Externally, the property benefits from a forecourt to the front, while to the rear there is a good-sized yard and a garage, providing both outdoor space and secure parking.

EPC rating- TBC

Council tax band- A

Hallway.

Feature radiator, quality flooring.

Lounge

16'4 x 13'0 (4.98m x 3.96m)

Feature radiator, quality flooring. Upvc bay window, stunning working fire and surround.

Dining room

14'7 x 17'0 (4.45m x 5.18m)

Feature radiator, quality flooring, Upvc window, bar area, stairs to first floor.

Kitchen

12'9 x 9'6 (3.89m x 2.90m)

Morden wall and base units, integrated range oven, dishwasher, fridge, extractor, Upvc window, feature radiator, quality flooring, tiled splash backs, access to garage.

Landing

Quality flooring, loft access via pull down ladder.

Bedroom One

14'3 x 10'7 (4.34m x 3.23m)

Upvc window, fitted wardrobes, radiator, quality flooring.

Bedroom Two

13'7 x 10'7 (4.14m x 3.23m)

Upvc window, fitted wardrobes, radiator, quality flooring.

Bedroom Three

10'2 x 5'8 (3.10m x 1.73m)

Upvc window, radiator, quality flooring.

Bathroom

12'4 x 8'8 (3.76m x 2.64m)

Stunning fully tiled suite which includes, a larger than average bath, double shower cubicle, wash hand basin, W/C, Upvc window, sky light, chrome towel radiator, extractor fan.

Externally

To the front elevation is a easy to maintain forecourt and to the rear is a lovely enclosed yard area and garage.

Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – 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>

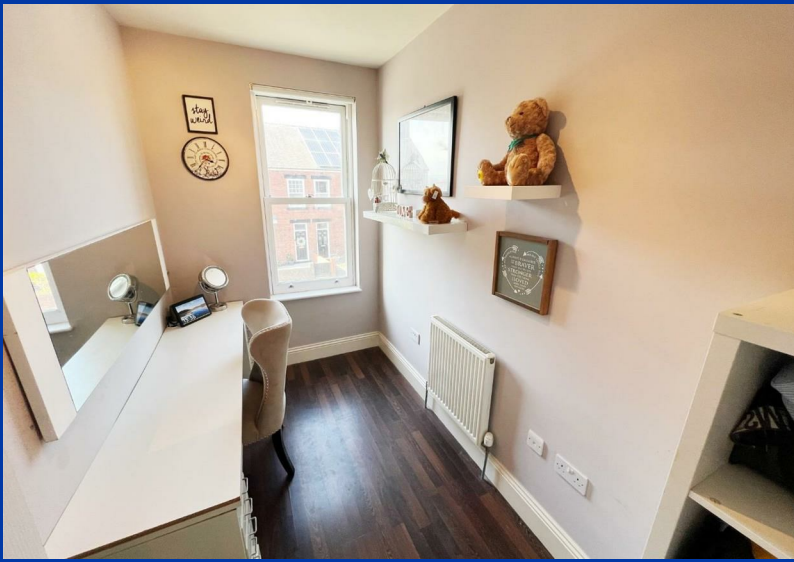
Protected Trees – None known

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 £30 (inc. 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

Durham Road Spennymoor, Spennymoor, DL16 6SL

Approximate Gross Internal Area
1349 sq ft - 125 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

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

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@robinsonscs.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

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.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 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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk