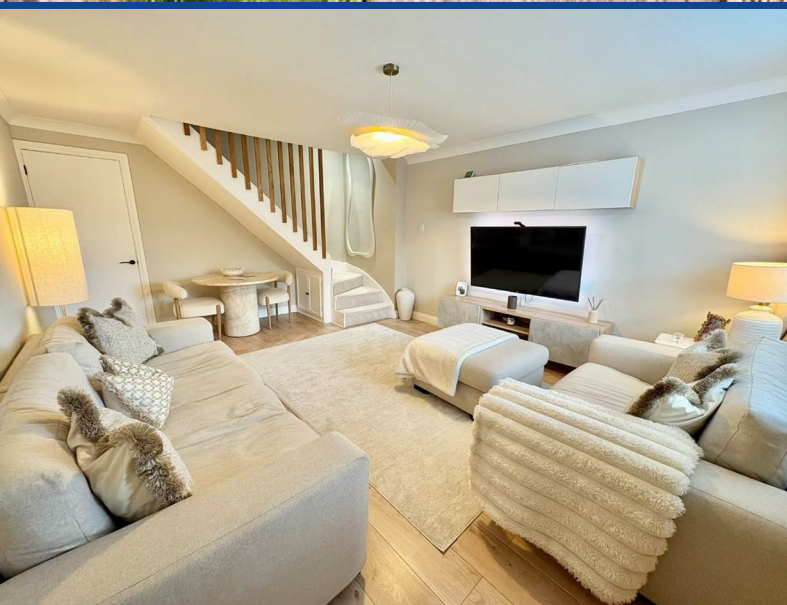




Langmere, Spennymoor, DL16 6UN
2 Bed - House - Semi-Detached
Asking Price £139,950

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Robinsons are delighted to offer to the market this superbly presented two-bedroom semi-detached home, pleasantly situated on this sought-after residential development approximately one mile from Spennymoor Town Centre. Ideally located for commuters, the property enjoys excellent access to the A1(M) and A19, providing convenient links to Durham City, Darlington, Teesside and the wider region.

Beautifully maintained and significantly enhanced by the current owners, this stylish home would make an ideal purchase for a first-time buyer, young professional or couple seeking a move-in ready property. Improvements include a contemporary fitted kitchen, a modern shower room, attractive landscaped gardens, UPVC double glazing and gas central heating throughout.

The well-appointed accommodation briefly comprises an entrance porch, a spacious and welcoming lounge, and a stunning open-plan kitchen/dining room fitted with a range of modern units. To the first floor are two generously sized double bedrooms and a beautifully refitted shower room/WC, finished with a stylish white suite.

Externally, the property benefits from an open-plan front garden and a driveway providing off-street parking. To the rear is a truly impressive landscaped garden with an attractive patio seating area, creating the perfect space for outdoor dining, entertaining and enjoying the warmer months.

Early viewing is highly recommended to fully appreciate the quality, presentation and lifestyle this exceptional home has to offer.

EPC Rating: D
Council Tax Band: A

Porch

UPVC double glazed window, wood effect flooring

Lounge

17'8 x 12'10 (5.38m x 3.91m)

UPVC double glazed window, wood effect flooring, radiator, stairs to first floor

Kitchen

12'10 x 8'8 (3.91m x 2.64m)

Stunning wall and base units, solid wood worktops, plumbed for washing machine, space or dryer, Range oven, fridge freezer. Ceramic sink with mixer tap and drainer, spot lights, wood effect flooring, radiator

Landing

Quality flooring, loft access

Bedroom one

12'10 x 9'9 (3.91m x 2.97m)

Wood effect flooring, radiator, fitted wardrobes, Upvc window

Bedroom two

12'10 x 8'9 (3.91m x 2.67m)

Quality flooring, Radiator Upvc window

Shower Room

Walk in shower, wash hand basin, w/c, tiles flooring, and splashbacks, Upvc window, extractor fan, Hand towel rail

Externally

To the front elevation is a easy to maintain garden and long driveway, while to the rear there is a beautiful landscaped garden and stunning patio.

Agent 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>

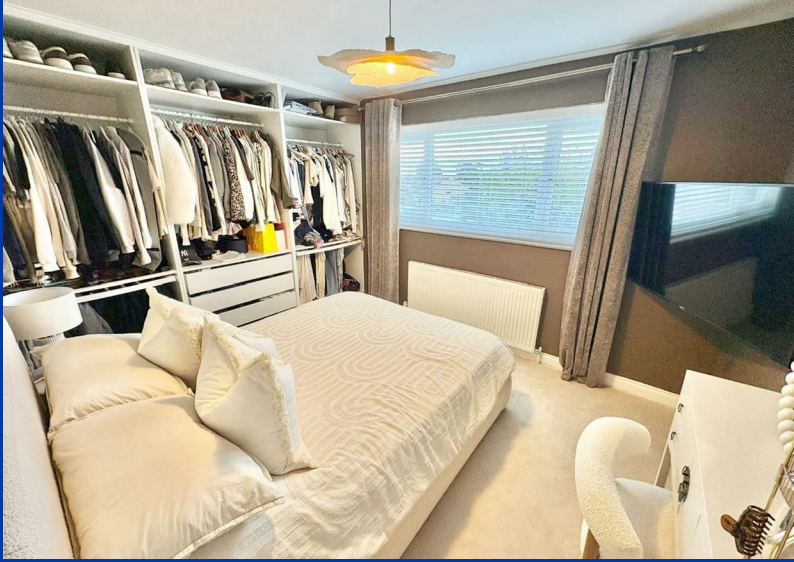
Protected Trees – None known

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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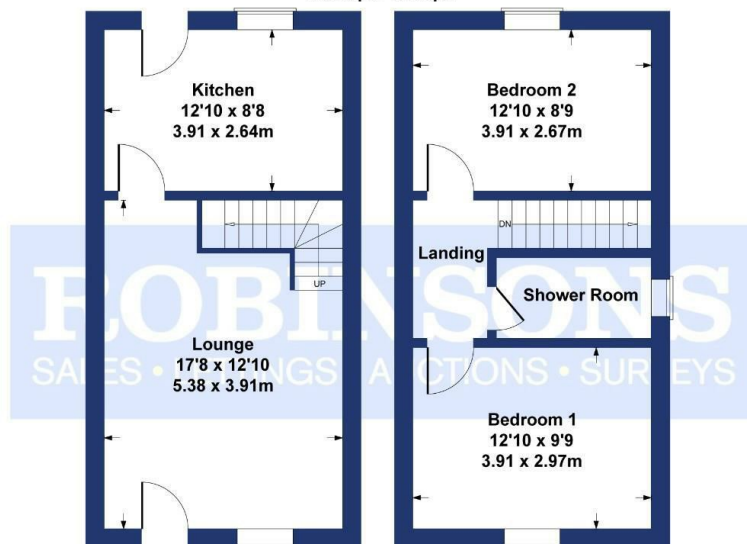
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Langmere Spennymoor, Spennymoor, County Durham, DL16 6UN

Approximate Gross Internal Area
689 sq ft - 64 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		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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WYNYARD

The Wynd

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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.



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