





Green Lane, Spennymoor, DL16 6HD
3 Bed - House - Semi-Detached
Asking Price £215,000

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Nestled on the popular Green Lane in Spennymoor, this beautifully renovated three-bedroom semi-detached home offers modern living in a convenient and desirable location. Having undergone a full renovation, the property is ready to move into and provides an excellent opportunity for families, first-time buyers and commuters alike.

The accommodation includes a welcoming reception room, three well-proportioned bedrooms, a brand-new modern kitchen and a newly fitted bathroom. Further benefits include new flooring throughout and a new combination boiler, ensuring the property is both stylish and comfortable while offering the convenience of contemporary living.

Externally, the property boasts a generous front garden, providing excellent kerb appeal, while the spacious rear yard offers plenty of potential for creating an attractive enclosed garden or outdoor entertaining space.

Green Lane is ideally positioned for access to Durham City, Darlington and Teesside, making this an excellent choice for those looking to enjoy the benefits of suburban living while remaining within easy reach of key employment and transport links.

Fully renovated properties in this popular area are not frequently available, so an early internal viewing is highly recommended to appreciate the quality, space and finish on offer.

EPC Rating – C
Council Tax Band – C

Porch
New flooring, UPVC door

Hallway
Stairs to 1st Floor, New flooring

Lounge
17'8 x 15'8 (5.38m x 4.78m)
New flooring, large UPVC bay window, radiators

Dinning Room
15'8 x 15'3 (4.78m x 4.65m)
UPVC windows radiator, storage cupboard, new flooring

Kitchen
26'3 x 5'9 (8.00m x 1.75m)
New wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer, tiled splash back , spot lights, radiator, UPVC window, quality flooring, Access to rear.

Home Office
11'7 x 5'7 (3.53m x 1.70m)
Radiator, quality flooring, skylight

Landing
Radiator, new flooring,

Bedroom One
15'7 x 15'2 (4.75m x 4.62m)
New Flooring, radiator, UPVC window

Bedroom Two
10'5 x 9'4 (3.18m x 2.84m)
UPVC window, radiator, new flooring

Bedroom Three
24'2 x 5'9 (7.37m x 1.75m)
UPVC window, radiator, New flooring

Bathroom
10'4 x 5'4 (3.15m x 1.63m)
White panelled bath with shower over, wash hand basin, w/c, heated towel rail, extractor fan.

Externally
To the front elevation is a good sized garden and long driveway which leads to the rear where there is a large enclosed yard and useful storage building.

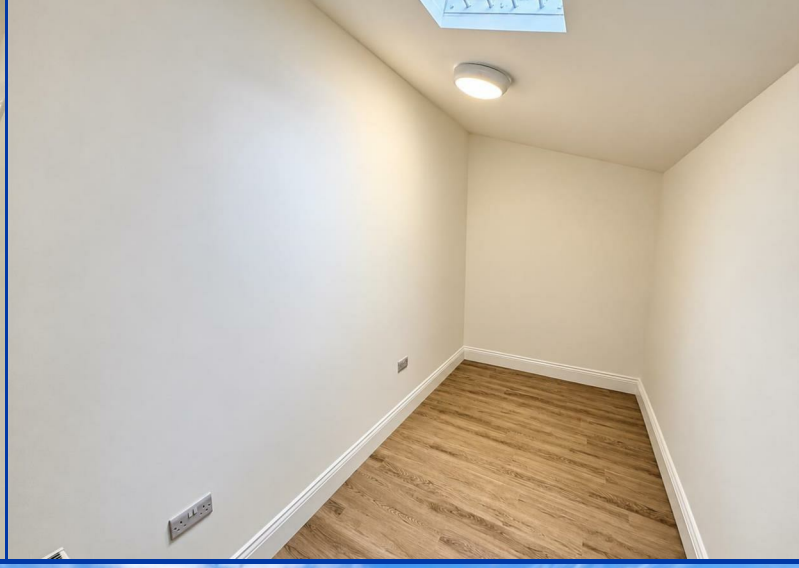
Agent Notes
Council Tax: Durham County Council, Band C
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas
Estimated 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.











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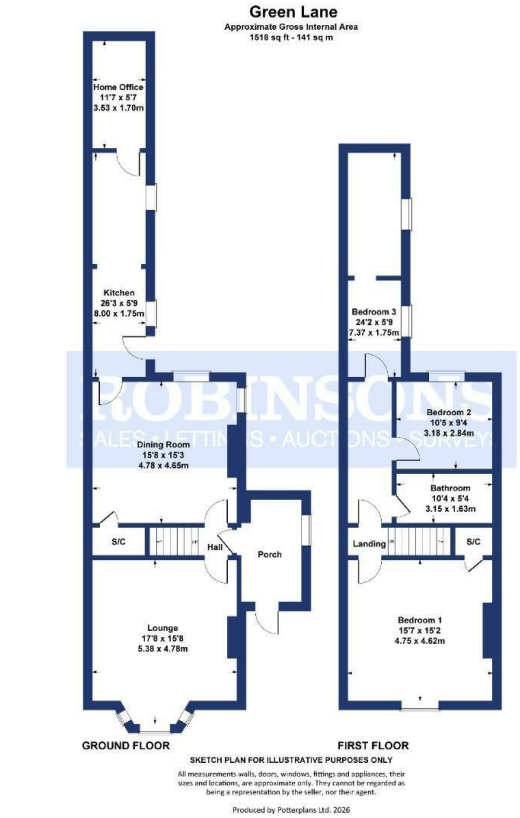
Surveys and EPCs

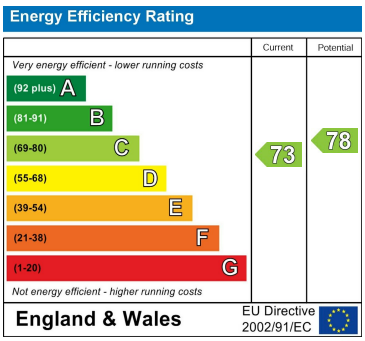
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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