



Moore Road, Spennymoor, DL16 7FY  
3 Bed - House - Detached  
70% Shared ownership £143,500

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\*\*\* 70% SHARED OWNERSHIP \*\*\*

Robinsons are pleased to present this exceptional Three Bedroom Detached House situated on Moore Road in the desirable Merrington Park development, located on the outskirts of Spennymoor. This modern residence is conveniently positioned within easy reach of the town centre, offering a variety of shopping and leisure amenities.

Constructed by Barrett Homes, renowned for their commitment to quality, this property boasts a spacious and well-designed layout, perfect for family living. The house is equipped with gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year.

Upon entering, you are welcomed by an inviting Entrance Hall that leads to a stylish Lounge featuring a stunning media wall, ideal for relaxation and entertainment. The heart of the home is undoubtedly the expansive open plan Kitchen/Dining area, which is flooded with natural light and features French doors that open onto a beautifully maintained rear garden, perfect for outdoor gatherings and family activities. Additionally, the ground floor includes a convenient Cloakroom/WC.

Moving to the first floor, you will find a well-appointed landing that leads to three generously sized Bedrooms. The master suite is particularly impressive, complete with fitted wardrobes and a private En Suite bathroom, providing a tranquil retreat. A family Bathroom/WC serves the other two bedrooms, ensuring ample facilities for all.

Externally, the property features an easy-to-maintain front forecourt, a block-paved driveway leading to a garage, and an enclosed rear garden with a paved patio area, ideal for alfresco dining or simply enjoying the outdoors.

This immaculate home is a rare find and early viewing is highly recommended to avoid disappointment. Don't miss the opportunity to make this delightful property your new home.

Council Tax: Durham County Council, Band C  
EPC Rating - B

#### Hallway

Tiled flooring, radiator, stairs to first floor, storage cupboard.

#### W/C

w/c, wash hand basin, tiled flooring, extractor fan, radiator.

#### Lounge

15'5 x 10'6 max points (4.70m x 3.20m max points )

Wood effect flooring, Upvc windows, radiator, media wall with inset electric fire, shutter blinds.

#### Kitchen / Diner

15'5 x 9'5 (4.70m x 2.87m )

Morden wall and base units, integrated oven, hob, extractor fan, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, tiled flooring and splash backs, Upvc windows, space for dining room table, French doors leading to rear.

#### Landing

Loft access, airing cupboard

#### Bedroom One

10'8 x 10'4 max points (3.25m x 3.15m max points )

Upvc window with shutter blinds, radiator.

#### Ensuite

Double shower cubicle, wash hand basin, w/c, Upvc window, extractor fan, heat towel rail, spot lights, quality flooring.

#### Bedroom Two

11'0 x 8'7 (3.35m x 2.62m )

Upvc window with shutter blinds, radiator.

#### Bedroom Three

8'9 x 6'4 max points (2.67m x 1.93m max points )

Upvc window, radiator.

#### Bathroom

panelled bath with shower over, wash hand basin, w/c, heat towel rail, extractor fan, Upvc window, quality flooring.

#### Externally

To the front elevation is easy to maintain forecourt, while to the side of the property there is a lovely enclosed easy maintain garden with raised decked area, which gives access to block paved driveway and garage. The property also benefits from CCTV.

#### Agents Notes

Council Tax: Durham County Council, Band C

EPC Rating - B

Tenure: The property is currently Leasehold however in 8 weeks from listing date the property will be able to be purchased as freehold and 100% basis.

Estate Management Charge - Yes - approx. £9 Per Month.

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 Metered

Sewerage – Mains

Heating – Electric

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>

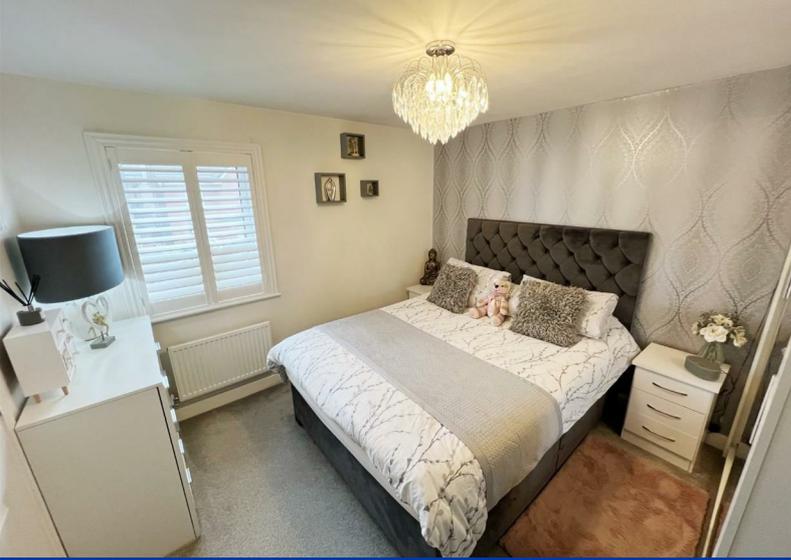
Protected Trees – None known

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.



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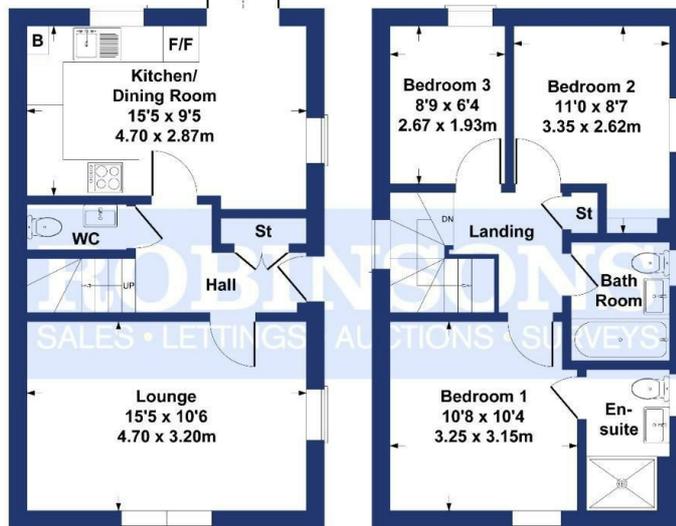
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## Moore Road

Approximate Gross Internal Area  
830 sq ft - 77 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
81	93
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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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.

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