





Tudhoe Moor, Spennymoor, DL16 6EY
2 Bed - House - Semi-Detached
Asking Price £80,000

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Robinsons are delighted to offer to the market this well-presented and well-maintained two-bedroom semi-detached home, pleasantly situated on Tudhoe Moor, a popular residential location just off Green Lane. Ideally positioned within walking distance of local shops, schools, and regular bus routes, the property is also approximately one mile from Spennymoor Town Centre, where a wide range of shopping, leisure, and recreational amenities can be found.

The property is conveniently located close to an excellent road network, providing easy access to the surrounding centres of Durham, Darlington, Teesside, Newcastle, and beyond, making it an ideal choice for commuters and first-time buyers alike. Further benefits include gas central heating, UPVC double glazing, off-road parking, and no onward chain.

The accommodation briefly comprises; a welcoming entrance hallway, a spacious lounge enhanced by a feature UPVC bay window, a generous open-plan kitchen and dining room, and a versatile additional reception room, ideal for use as a home office, playroom, or snug.

To the first floor are two well-proportioned double bedrooms, both benefiting from useful built-in storage cupboards, together with a family bathroom and separate W/C.

Externally, the property enjoys an easy-to-maintain front garden with a driveway providing off-road parking, while to the rear there is a private, low-maintenance garden, offering an excellent space to relax and unwind.

Early viewing is highly recommended to appreciate the size, location, and potential of this lovely home.

EPC Rating: D
Council Tax Band: A

Hallway
Radiator, storage cupboard, stairs to 1st floor

Lounge
11'6 x 11'3 + bay (3.51m x 3.43m + bay)
Large UPVC bay window, radiator, electric fire & surround

Kitchen/ diner
17'9 x 10'0 (5.41m x 3.05m)
White wall & base units, stainless steel sink with mixer tap & drainer, space for fridge freezer, plumbed for washing machine, gas cooker point, space for dining room table, UPVC windows, radiator

Home office/playroom
6'7 x 6'3 (2.01m x 1.91m)
UPVC window

Landing
Loft access, storage cupboard

Bedroom one
11'4 x 11'6 (3.45m x 3.51m)
UPVC window, radiator, storage cupboard

Bedroom two
11'7 x 8'2 (3.53m x 2.49m)
UPVC windows, radiator

Bathroom
Panelled bath with shower over, wash hand basin, UPVC windows, radiator, tiled splash backs

w/c
w/c, UPVC window

Externally
To the front elevation is an easy to maintain garden & driveway, while to the rear there is another easy to maintain garden

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 – 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 – Yes - Granted
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 ofCouncil Tax: Durham County Council, Band A

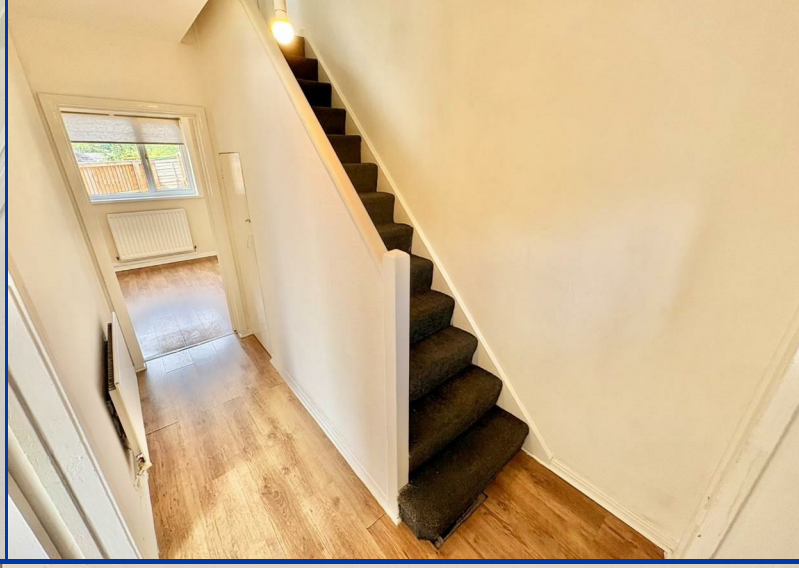
Property Construction – Non Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

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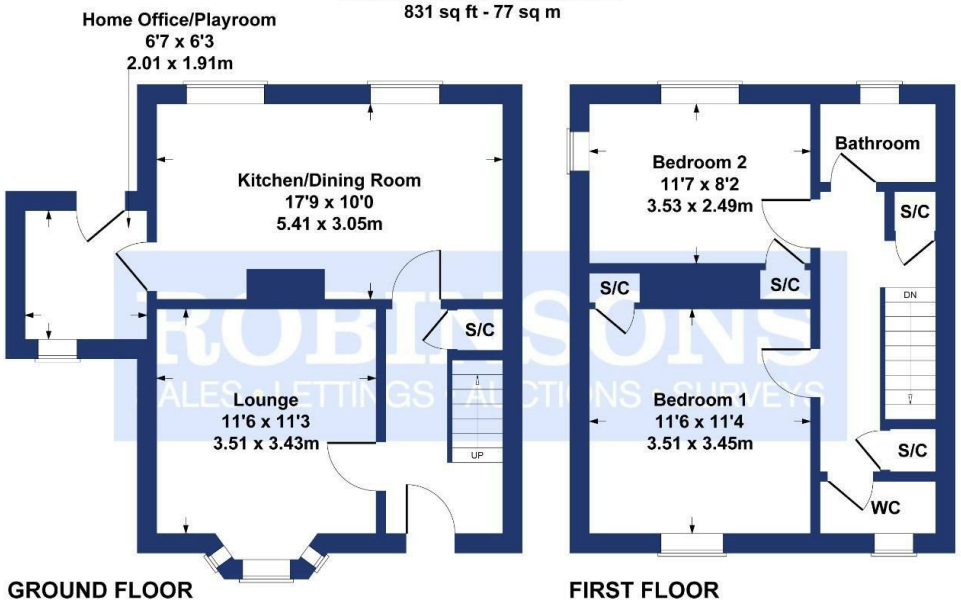
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tudhoe Moor

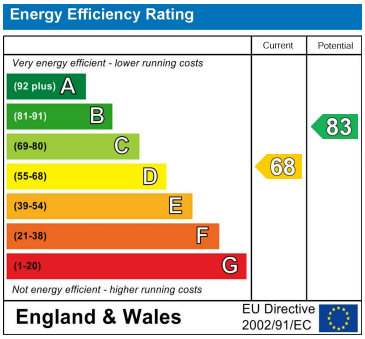
Approximate Gross Internal Area
831 sq ft - 77 sq m



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



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