

Durham Road, Spennymoor, DL16 6JN
3 Bed - House - Mid Terrace
Reduced £94,950

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Robinsons are delighted to offer to the market with sitting tenant this DECEPTIVELY SPACIOUS THREE BEDROOMED TERRACED HOUSE, which is offered to the market with no onward chain. Located on Durham Road, being within just over a FIVE minute walk from Spennymoor Town Centre. Excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of purchasers and viewers will not be disappointed.

The property benefits from a modern kitchen and bathroom, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and briefly comprises of ENTRANCE HALLWAY, spacious LOUNGE, SEPERATE DINING ROOM and a MODERN WHITE FITTED KITCHEN. To the first floor, there are THREE WELL PROPORTIONED BEDROOMS and BATHROOM with modern white suite. Externally, the property enjoys a FRONT FORECOURT. While to the rear there is a good sized REAR YARD.

EPC Rating D
Council Tax Band A

Hallway

Stylish flooring, radiator, stairs to first floor.

Lounge

13'6 x 12'2 (4.11m x 3.71m)

Stylish flooring, uPVC bay window, radiator.

Dining room

14'0 x 13'6 (4.27m x 4.11m)

Stylish flooring, radiator, French doors leading to rear yard.

Kitchen

9'9 x 6'9 (2.97m x 2.06m)

White and modern wall and base units, integrated oven, hob, extractor fan, tiled splashbacks, stainless steel sink with mixer tap and drainer, uPVC window, space for fridge freezer, radiator, access to the rear, storage cupboard.

Landing

Storage cupboard.

Bedroom 1

14'3 x 10'6 (4.34m x 3.20m)

UPVC window, radiator.

Bedroom 2

12'3 x 9'5 (3.73m x 2.87m)

UPVC window, radiator, fitted wardrobes.

Bedroom 3

9'2 x 5'8 (2.79m x 1.73m)

UPVC window, radiator.

Bathroom

9'8 x 6'9 (2.95m x 2.06m)

White panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, uPVC window.

Externally

To the front elevation is a easy to maintain forecourt. While to the rear there is a good sized yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

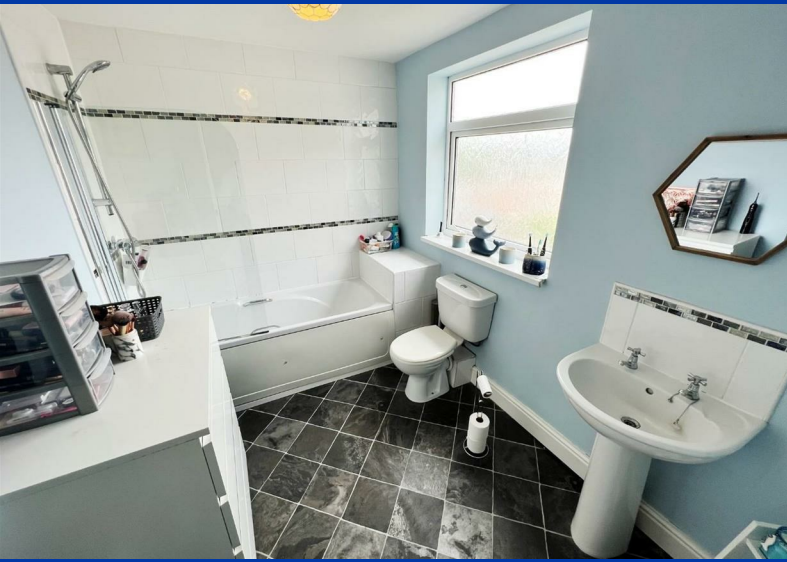
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,549.55 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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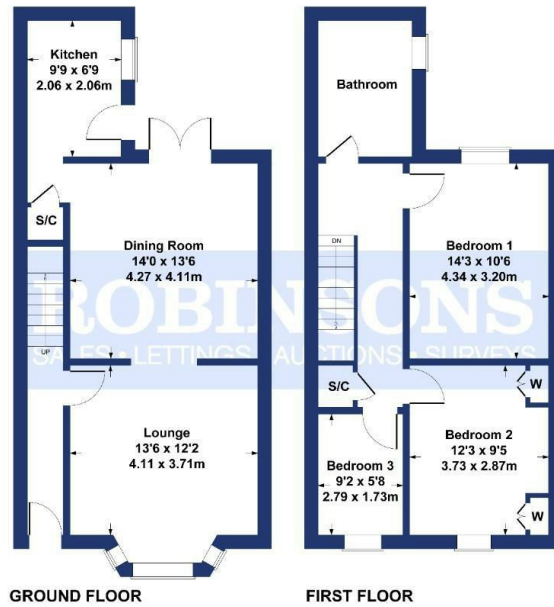
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Road
Approximate Gross Internal Area
1036 sq ft - 96 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. 2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
60	82		

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