

Farndale, Spennymoor, DL16 6SG  
3 Bed - House - Semi-Detached  
Reduced £154,950

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Robinsons are delighted to offer to the market this well presented THREE BEDROOM SEMI-DETACHED FAMILY HOME which is offered to the market with no onward chain. This lovely family home is located on Farndale which is situated in the heart of the ever popular Greenways development which is less than a ten minute walk from Spennymoor Town centre and local amenities. Jubilee Park lies a few minutes walk away and the property is ideal for a variety of buyers, including first time buyers and growing families. The property benefits from modern kitchen, well presented bathroom, enclosed rear garden, large driveway providing ample parking, garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprise of; entrance hallway, lounge which leads through to the modern kitchen/dining room and useful utility room. To the first floor is a landing area which provides access to three good sized bedrooms, the well presented family bathroom is also located to the first floor. Externally the property sits on a brilliant plot at the end of the Cul-de-sac, to the front elevation there is an large driveway and garage. While to the rear, there is a pleasant, easy to maintain enclosed garden and patio area. We are sure this property will impress numerous buyers and early viewing is advised to avoid any disappointment.

EPC Rating D  
Council Tax Band B

#### Hallway

UPVC window, radiator, stairs to the first floor.

#### Lounge

12'3 x 12'8 max points (3.73m x 3.86m max points)  
UPVC window, radiator, electric fire, stylish flooring.

#### Kitchen/Diner

15'5 x 10'1 max points (4.70m x 3.07m max points)  
Modern wall and base units, integrated oven, hob, extractor fan, ceramic sink with mixer tap and drainer, uPVC windows, radiator, space for dining room table, storage cupboard, stylish flooring.

#### Utility

7'7 x 7'1 (2.31m x 2.16m)  
UPVC window, space for fridge freezer, plumbed for washing machine, access to the rear and garage.

#### Landing

UPVC window, loft access, storage cupboard.

#### Bedroom One

11'8 x 8'9 max points (3.56m x 2.67m max points)  
UPVC window, radiator, fitted wardrobes.

#### Bedroom Two

9'0 x 8'8 max points (2.74m x 2.64m max points)  
UPVC window, radiator, fitted wardrobes.

#### Bedroom Three

8'6 x 6'5 (2.59m x 1.96m)  
UPVC window, radiator.

#### Bathroom

6'4 x 5'4 (1.93m x 1.63m)  
White panelled bath with shower over, wash hand basin, w/c, uPVC window, chrome towel radiator, extractor fan.

#### Externally

To the front elevation, there is a double driveway leading to a garage and easy to maintain garden. While to the rear, there is a pleasant and private garden and patio.

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Superfast 58 Mbps  
Mobile Signal/Coverage: Poor to Average depending on provider  
Tenure: Freehold  
Council Tax: Durham County Council, Band B - Approx. £1,807.80 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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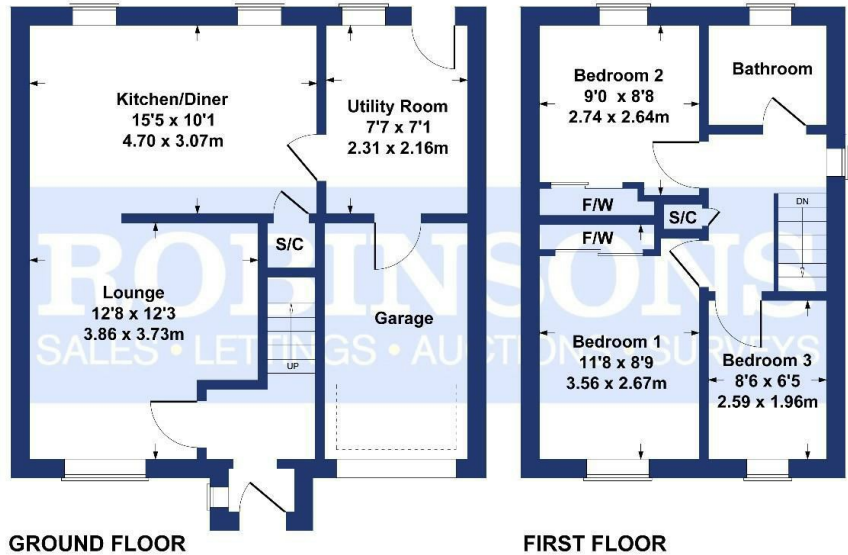
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## Farndale

Approximate Gross Internal Area  
915 sq ft - 85 sq m



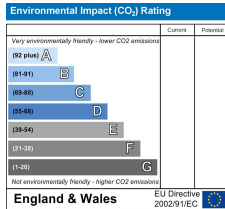
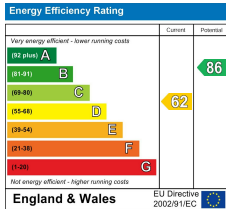
GROUND FLOOR

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. 2023



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