

Kirkdale, Spennymoor, DL166UH  
2 Bed - House - End Terrace  
£114,000

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Robinsons are delighted to offer to the market with no onward chain, this well presented two bedroom end terraced home, which would be a perfect first time buyer home. The property is situated on the ever popular Greenways development, being within short walking distance of Spennymoor Town Centre, local shops, schools and amenities, ideal for the commuter travelling to nearby Durham City Centre, Darlington and Teesside. The A1 and A19 are in close proximity providing good transport links to other parts of the region.

In brief the property comprises of - ENTRANCE PORCH, LOUNGE with staircase to FIRST FLOOR, attractive KITCHEN / BREAKFAST ROOM with modern units and built in cooking facilities which overlooks rear GARDEN. Whilst to the FIRST FLOOR, two well proportioned BEDROOMS, BATHROOM with white suite and over bath shower. The property has front and rear GARDENS with an open aspect to the front and pleasant aspect to the rear, GARAGE available in a block nearby.

EPC Rating D  
Council Tax Band A

#### **Porch**

Access to the lounge.

#### **Lounge**

18'7 x 12'4 (5.66m x 3.76m)

UPVC window, radiator, storage cupboard, stairs to the first floor.

#### **Kitchen**

12'4 x 8'0 (3.76m x 2.44m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, tiled flooring, uPVC window, radiator, spotlights, tiled splashbacks, space for small dining room table, airing cupboard, access to the rear.

#### **Landing**

Loft access, which is fully boarded, providing extra storage.

#### **Bedroom One**

10'5 x 12'4 (3.18m x 3.76m)

UPVC window, with pleasant outlook, radiator.

#### **Bedroom Two**

8'2 x 12'4 (2.49m x 3.76m)

UPVC window, radiator, fitted wardrobes.

#### **Bathroom**

4'7 x 8'4 (1.40m x 2.54m)

White panelled bath with shower over, wash hand basin, w/c, uPVC window, chrome towel radiator, tiled splashbacks.

#### **Externally**

To the front elevation, there is an easy to maintain garden. While to the rear, there is a good sized enclosed garden. The property also benefits from a garage which is in a block and only a stone throw from the property.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast 58 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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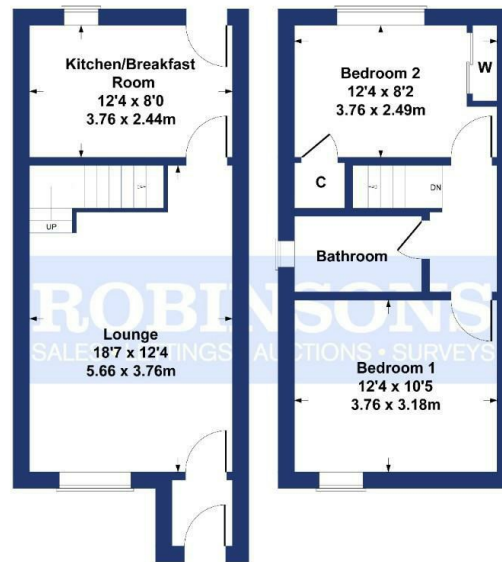
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## Kirkdale

Approximate Gross Internal Area  
685 sq ft - 64 sq m



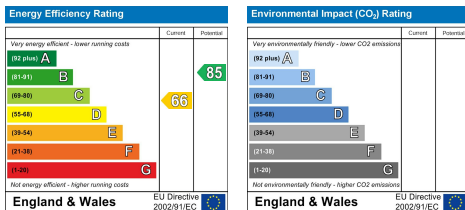
GROUND FLOOR

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. 2021



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