

Ormesby Way, Spennymoor, DL16 7FN  
3 Bed - House - Mid Terrace  
£139,950

**ROBINSONS**  
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Robinsons are delighted to offer to the market this stylish, stunning and unique three bedroom terrace family home, the property lies within easy reach of local facilities being pleasantly situated on the popular and sought after Burton Wood development and is close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. This perfect family home has the benefit of being tastefully decorated throughout, ground floor W/C, modern kitchen, three good sized bedrooms and smart family bathroom with En-suite from master bedroom, well presented and easy to maintain gardens, garage and off road parking.

In brief the property the comprises of entrance spacious hall, WC, LOUNGE, LARGE KITCHEN/DINER, to the first floor is three good sized BEDROOMS with MASTER having the added bonus of fitted wardrobes, EN SUITE and family bathroom, externally to the front elevation is a easy to maintain garden, while to the rear is a lovely garden. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT.

The Property currently has a sitting tenant who is paying £725 PCM, which at full asking price would generate a rental yield of 6.2%. Please note the property could also be sold with no onward chain.

EPC Rating B  
Council Tax Band C

#### Entrance Hall

Stylish flooring, radiator.

#### Cloakroom/W/C

W/C, wash hand basin, extractor fan, radiator.

#### Lounge

15'0 x 12'4 max points (4.57m x 3.76m max points)  
UPVC bay window, stylish flooring, radiator, storage cupboard.

#### Inner Hall

Radiator, stairs to the first floor.

#### Kitchen/Diner

15'7 x 10'10 max points (4.75m x 3.30m max points)  
Modern wall and base units, space for fridge freezer, plumbed for washing machine and dishwasher, integrated oven, hob, extractor fan, space for dining room table, radiator, French doors leading to the rear, uPVC window.

#### Landing

Loft access, storage cupboard.

#### Bedroom One

10'10 x 9'5 max points (3.30m x 2.87m max points)  
UPVC window, radiator, fitted wardrobes.

#### En-suite

Double shower cubicle, wash hand basin, w/c, hand towel radiator, extractor fan.

#### Bedroom Two

12'9 x 8'1 max points (3.89m x 2.46m max points)  
UPVC window, radiator.

#### Bedroom Three

7'6 x 7'1 max points (2.29m x 2.16m max points)  
UPVC window, radiator.

#### Bathroom

White panelled bath, wash hand basin, w/c, hand towel radiator, extractor fan.

#### Externally

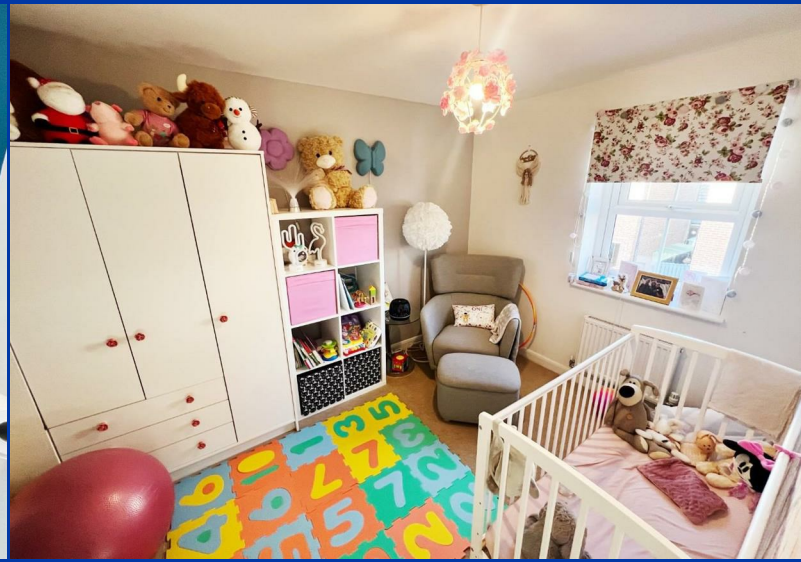
To the front elevation, there is a easy to maintain forecourt. While to the rear, there is a good sized garden and patio, the property also benefits from a driveway and garage in a block.

#### 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 C - Approx. £2,066.07 p.a  
Energy Rating: B

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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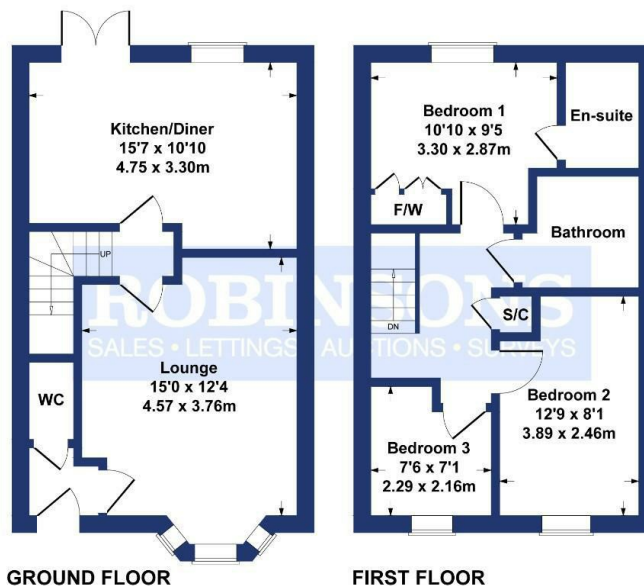
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Ormesby Way**  
Approximate Gross Internal Area  
828 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. 2023

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
96	84		
<p>Very energy efficient - lower running costs</p> <p>105-95kWh/m<sup>2</sup> A</p> <p>95-85kWh/m<sup>2</sup> B</p> <p>85-75kWh/m<sup>2</sup> C</p> <p>75-65kWh/m<sup>2</sup> D</p> <p>65-55kWh/m<sup>2</sup> E</p> <p>55-45kWh/m<sup>2</sup> F</p> <p>45-35kWh/m<sup>2</sup> G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>105-95kWh/m<sup>2</sup> A</p> <p>95-85kWh/m<sup>2</sup> B</p> <p>85-75kWh/m<sup>2</sup> C</p> <p>75-65kWh/m<sup>2</sup> D</p> <p>65-55kWh/m<sup>2</sup> E</p> <p>55-45kWh/m<sup>2</sup> F</p> <p>45-35kWh/m<sup>2</sup> G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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