



Chestnut Avenue, Spennymoor, DL16 7SW
3 Bed - House - Semi-Detached
£79,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are pleased to offer to the market, this good sized three bedroom semi detached property, which is located on a large corner plot within a quiet cul de sac in Chestnut Avenue. Conveniently located for access to nearby Spennymoor town centre, local bus routes, schools and amenities. In our opinion the property should suit a variety of purchasers. In brief the property comprises of; entrance lounge, kitchen area, utility area. To the first floor, there are three bedrooms and family bathroom area. Externally to the front elevation there is a easy to maintain garden and shared driveway. While to the rear, there is a huge garden, which would be fantastic for any grown family.

The property has planning permission for the ERECTION OF TWO STOREY SIDE/REAR EXTENSION AND DETACHED DOUBLE GARAGE, WORKSHOP AND STORE AT FOOT OF REAR GARDEN all information can be found at <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=RQJM73GDJ0R00>

PLEASE NOTE – This property purchase, would only be suitable for Cash buyers. For more information please contact Robinsons Spennymoor.

EPC Rating TBC
Council Tax Band A

Lounge
13'9 x 12'7 (4.19m x 3.84m)

Kitchen
14'3 x 8'0 (4.34m x 2.44m)

Utility
7'3 x 5'7 (2.21m x 1.70m)

Bedroom One
14'2 x 9'8 (4.32m x 2.95m)

Bedroom Two
11'6 x 9'4 (3.51m x 2.84m)

Bedroom Three
8'0 x 7'3 (2.44m x 2.21m)

Bathroom

Externally

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains

Heating: Gas Central Heating
Broadband: Super-fast 36Mbps
Mobile Signal/Coverage: Good to Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,549.55 p.a
Energy Rating: X

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.



OUR SERVICES

Mortgage Advice

Conveyancing

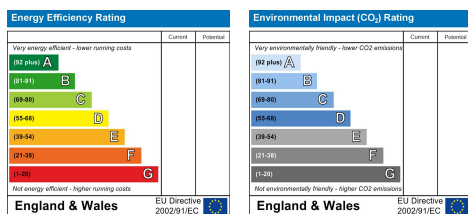
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk