



Mount Pleasant Court, Spennymoor, DL16

6HY

3 Bed - House - End Terrace

Reduced £62,500

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Robinsons Estate Agents are now in receipt of an offer for the sum of £53,000 for 22 Mount Pleasant Court, Spennymoor, DL16 6HY. Anyone wishing to place an offer on this property should contact Robinsons Estate Agents, 11 Cheapside, Spennymoor, DL16 6QE. Tel: 01388 420444 before exchange of contracts.

We are delighted to offer to the market with no onward chain, this THREE BEDROOMED END TERRACED HOUSE which is situated in the popular area of Spennymoor. The property does need a programme of modernisation throughout and benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. Mount Pleasant court lies within easy access to local amenities including those found in Spennymoor town centre and other surrounding towns and villages also include Bishop Auckland, Crook, Durham and Darlington. In brief the accommodation comprises of ENTRANCE PORCH, LOUNGE/DINING ROOM, FITTED KITCHEN with a range of wall and base units, USEFUL UTILITY and INNER HALLWAY. To the FIRST FLOOR, THREE GOOD SIZED BEDROOMS and FAMILY BATHROOM comprising of a white suite. EXTERNALLY there are GARDENS to the front and rear.

EPC Rating E
Council Tax Band A

Hallway

Radiator, large storage cupboard and stairs to first floor.

Lounge

21'4 x 10,8 max points (6.50m x 3.05m, 2.44m max points)
Upvc windows and radiators

Kitchen

9'9 x 8,2 (2.97m x 2.44m, 0.61m)
Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap, Upvc window and radiator.

Utility Room

6'6 x 6'0 (1.98m x 1.83m)
Plumbing for washing machine

Landing

Storage cupboard and Loft Access

Bedroom One

11'2 x 10'2 max points (3.40m x 3.10m max points)
Upvc Window and radiator

Bedroom Two

10'3 x 9'8 (3.12m x 2.95m)
Upvc Window and radiator

Bedroom Three

10'7 x 6'5 (3.23m x 1.96m)
Upvc window and radiator

Bathroom

7'0 x 5'5 (2.13m x 1.65m)

white panelled bath, wash hand basin, W/C, Upvc Window, radiator and large storage cupboard

Externally

To the front elevation is an easy to maintain garden, while to the rear there is a pleasant enclosed garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good to Average

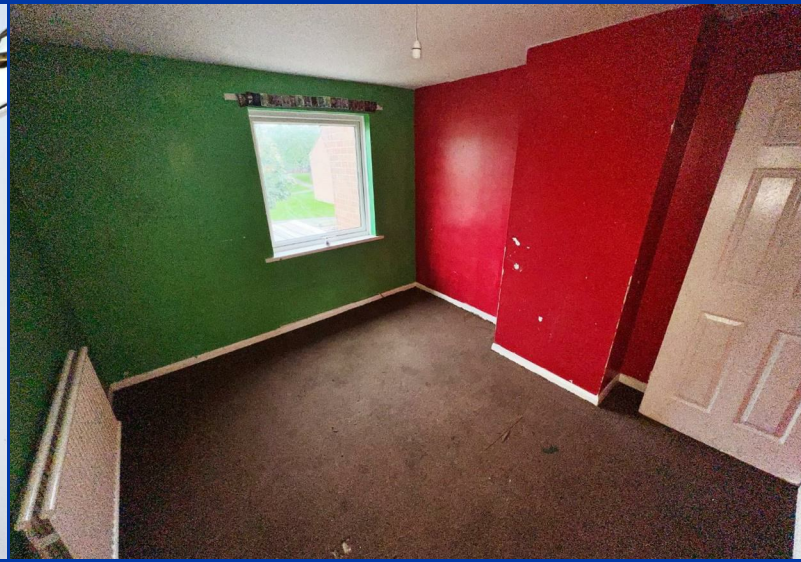
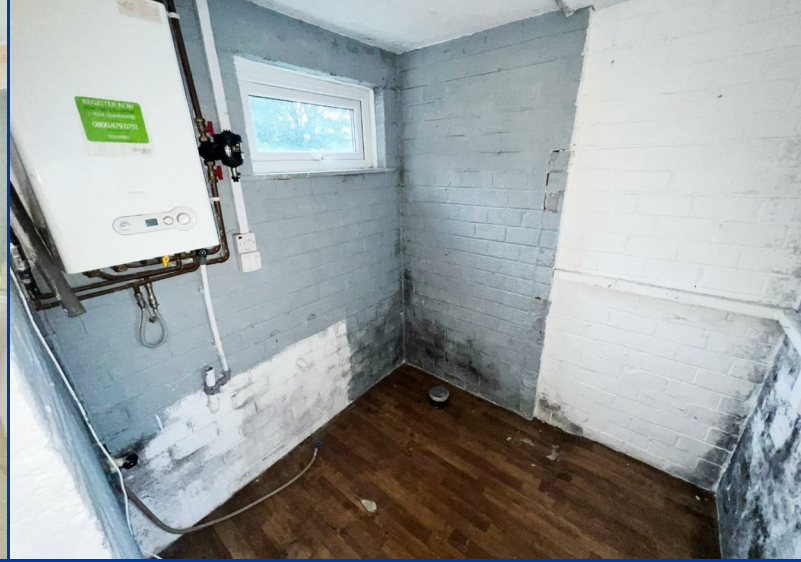
Tenure: Freehold

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

£1,549.55 p.a

Energy Rating: E

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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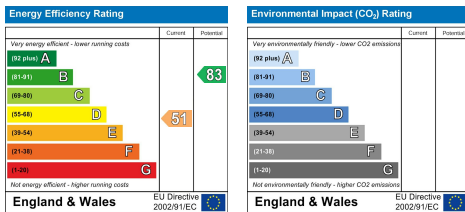
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1-3 Old Elvet
DH1 3HL

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

SEDGEFIELD

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.

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