



Watson Park, Spennymoor, DL16 6NH
4 Bed - House - Townhouse
£185,000

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Robinsons are delighted to offer the market this rare opportunity to acquire this LOVELY STONE FRONTED, SPACIOUS FOUR BEDROOMED TOWN HOUSE, which is located on the ever popular Durham Gate development. The property is offered to the market in immaculate decorative order throughout and has an endless amount of benefits and some of its key features are, spacious living throughout, modern kitchen, well presented bathroom, fitted wardrobes to three of the bedrooms, which two bedrooms also having the added bonus of En-suite, UPVC double glazing and gas central heating. This beautiful family home is also conveniently located at a stones throw from Spennymoor Town centre, local shops, schools and amenities and ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside as the A1 and A19 is only a short driveway.

The property briefly comprises of; GROUND FLOOR ENTRANCE HALL, CLOAKROOM and ATTRACTIVE KITCHEN with integrated appliances and bi-folding doors looking over the REAR GARDEN. Whilst to the first floor; LOUNGE, MASTER BEDROOM with FITTED WARDROBES and EN-SUITE, whilst to the second floor there is three bedrooms two of which having fitted wardrobes and bedroom two having its own En-suite, the family bathroom is also located to the second floor. Externally to the front elevation there is a easy to maintain garden, driveway and garage, as well as a allocated parking bay. While to the rear there is a well presented south facing garden.

EPC Rating C
Council Tax Band C

Hallway

Tiled flooring, radiator, stairs to the first floor.

W/C

W/C, wash hand basin, radiator, uPVC window, tiled flooring.

Kitchen/Diner

15'4 x 9'7 (4.67m x 2.92m)

White wall and base units, integrated oven, hob, extractor fan, microwave, dishwasher, washing machine, fridge freezer, tiled splashbacks and flooring, stainless steel sink with mixer tap and drainer, space for dining room table, Bi-folding doors leading to the rear.

First floor landing

Radiator, airing cupboard, stairs to the second floor.

Lounge

15'4 x 10'0 (4.67m x 3.05m)

Quality flooring, radiator, uPVC window with pleasant outlook.

Bedroom One

13'5 x 10'2 (4.09m x 3.10m)

Quality flooring, fitted wardrobes, uPVC window, radiator.

En-suite

Shower cubicle,, wash hand basin, w/c, radiator, extractor fan.

Second Floor Landing

Quality flooring, loft access.

Bedroom Two

13'3 x 8'5 (4.04m x 2.57m)

UPVC window, quality flooring, radiator, fitted wardrobes.

En-suite

Shower cubicle, wash hand basin, w/c, extractor fan, radiator.

Bedroom Three

10'4 x 8'5 (3.15m x 2.57m)

Fitted wardrobes, quality flooring, radiator, uPVC window, access to the bathroom.

Bedroom Four

10'2 x 6'6 (3.10m x 1.98m)

UPVC window, radiator, quality flooring.

Bathroom

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

Externally

To the front elevation, there is a easy to maintain garden and driveway which leads to the garage and parking bay. While to the rear, there is a lovely enclosed garden and patio which is south facing.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Average

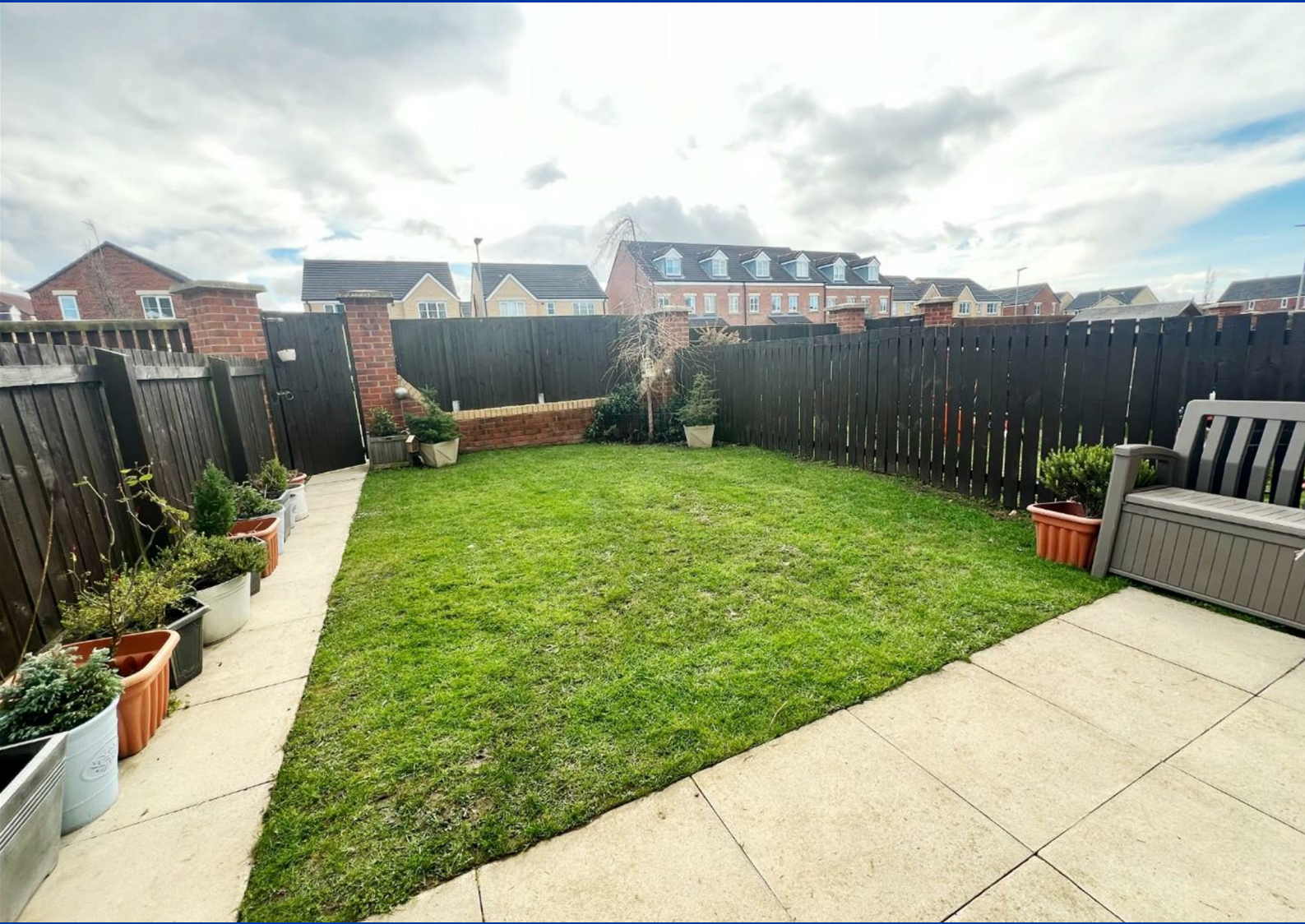
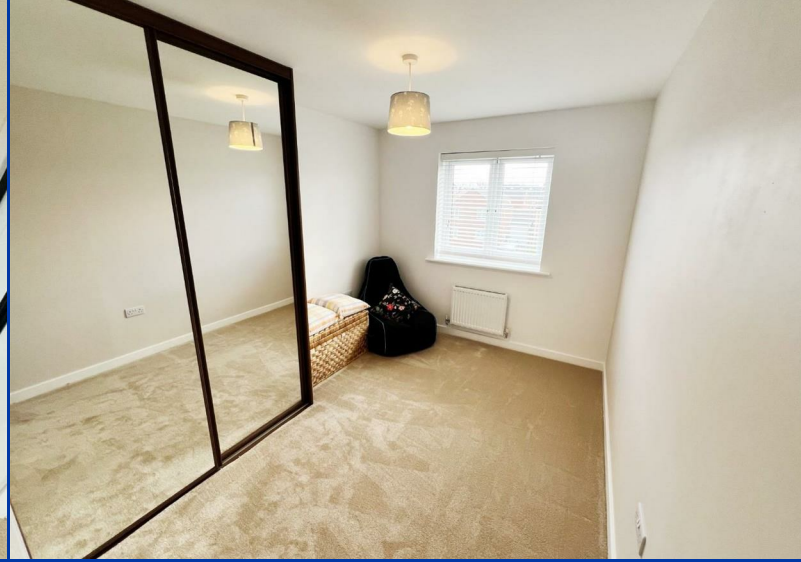
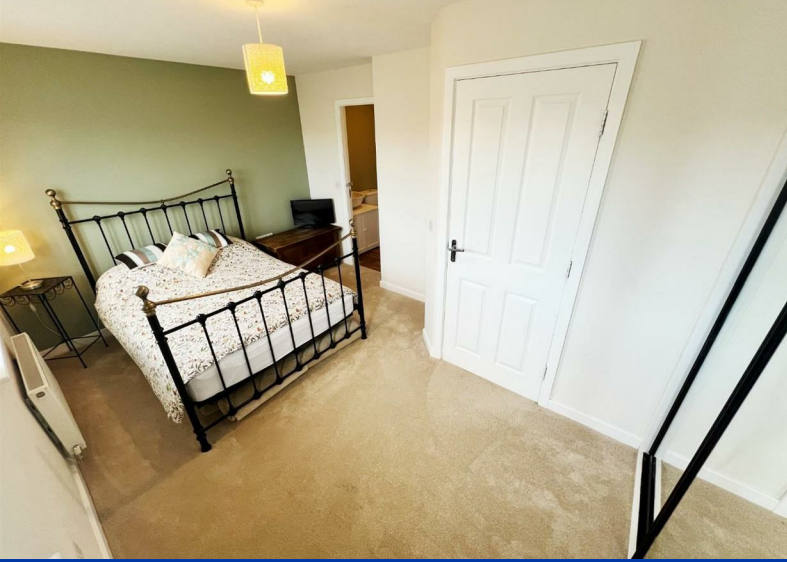
Tenure: Freehold

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

£2,066.07 p.a

Energy Rating: C

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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Strategic Marketing Plan

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Watson Park

Approximate Gross Internal Area
1276 sq ft - 119 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
85-95	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not energy efficient - higher running costs			
		76	89

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
80-80	C		
65-65	D		
50-54	E		
31-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			

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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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