

Mayfields, Spennymoor, DL16 6RW
3 Bed - House - Detached
Asking Price £140,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this spacious and well presented THREE BEDROOM DETACHED HOUSE which is Located on the ever popular Greenways development and less than a 10 minute walk from Spennymoor town centre, local shops, amenities and within a couple of minutes walk from Oxclose school. The A1 and A19 are in close proximity providing good road links to Durham City, Darlington and Teesside. Other benefits from modern kitchen, beautiful outlook to the front elevation and enclosed rear garden, driveway, UPVC DOUBLE GLAZING and three good sized bedrooms. Early viewing is advised to avoid any disappointment.

In brief the property comprises of; ENTRANCE PORCH, HALLWAY with staircase to first floor, large LOUNGE, FITTED KITCHEN/DINER and useful utility / reception room. To the first floor THREE BEDROOMS, BATHROOM and SEPARATE WC. Externally there are GARDENS to the front and rear, with GARAGE and driveway been located also to the rear. Giving all of the above we feel this property would make an ideal family home. In more detail the accommodation comprises:-

EPC Rating B
Council Tax Band C

Hallway

Storage cupboard, uPVC window, stairs to the first floor.

Lounge

17'9 x 11'9 (5.41m x 3.58m)

UPVC window, electric fire and surround.

Kitchen/Diner

17'9 x 9'9 (5.41m x 2.97m)

Stylish white wall and base units, gas cooker points, extractor fan, tiled splashbacks, ceramic sink with mixer tap and drainer, uPVC window, radiator, space for dining room table.

Utility Room/Reception Room

19'1 x 7'3 (5.82m x 2.21m)

UPVC window, plumbed for washing machine, space for fridge freezer, access to the rear.

Landing

Loft access, airing cupboard.

Bedroom One

11'9 x 11'9 (3.58m x 3.58m)

UPVC window, fitted wardrobes, storage cupboard.

Bedroom Two

11'6 x 9'9 (3.51m x 2.97m)

UPVC window, fitted wardrobes.

Bedroom Three

8'6 x 6'9 (2.59m x 2.06m)

UPVC window.

Bathroom

Panelled bath, wash hand basin, uPVC window, radiator, tiled flooring and splashbacks.

W/C

W/C, uPVC window, tiled splashbacks.

Externally

To the front elevation, there is a easy to maintain garden. While to the rear, there is another easy to maintain garden, driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Average

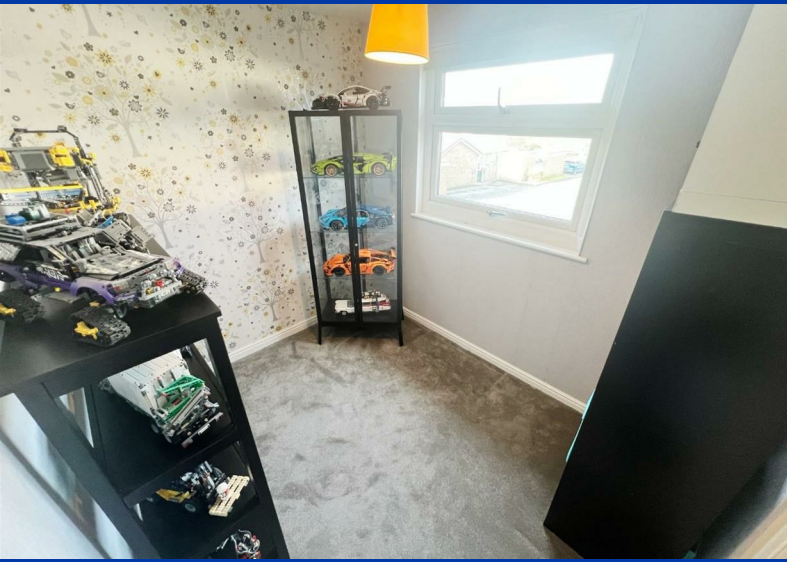
Tenure: Freehold

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

£2,170.51 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

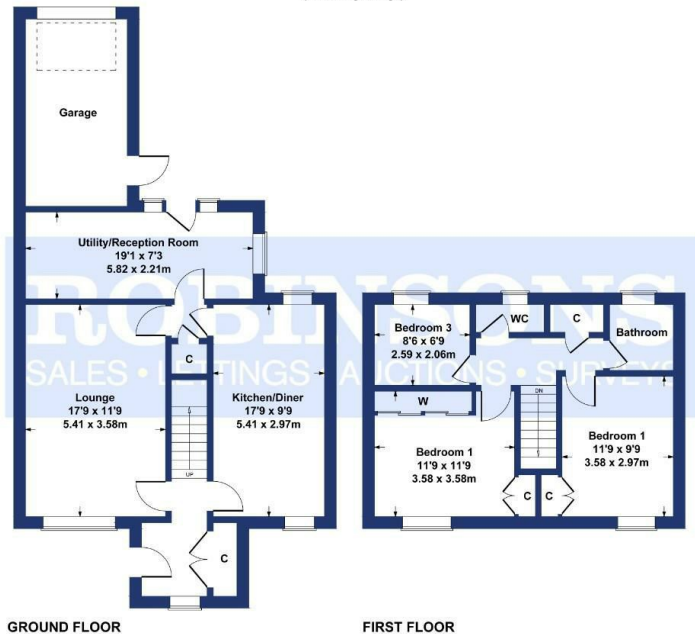
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mayfields

Approximate Gross Internal Area
1092 sq ft - 101 sq m
(Excluding Garage)



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	81	85
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

SEDGFIELD

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