

Parkside, Spennymoor, DL16 6SA  
3 Bed - House - Semi-Detached  
Reduced £159,900

**ROBINSONS**  
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Robinsons are delighted to offer to the market this lovely and well presented THREE BEDROOM SEMI-DETACHED FAMILY HOME. This stunning family home is located on Parkside on the ever popular Greenways development which is less than a ten minute walk from Spennymoor Town centre and local amenities. Jubilee Park lies a few minutes walk away and the property is ideal for a variety of buyers, including first time buyers and growing families. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprise of; entrance vestibule, hallway, lounge which leads through to the separate dining room, fitted kitchen which gives access to useful utility room, to the first floor is a landing area which provides access to three good sized bedrooms and the well presented family bathroom is also located to the first floor. Externally the property sits on a beautiful plot, to the front elevation there is an easy to maintain driveway and garage. While to the rear, there is a good sized garden which is not directly over looked. We are sure this property will impress numerous buyers and early viewing is advised to avoid any disappointment.

EPC Rating D  
Council Tax Band B

#### Porch

Wood effect flooring, access to the hallway.

#### Hallway

Wood effect flooring, radiator, stairs to the first floor.

#### Lounge

15'0 x 10'0 (4.57m x 3.05m)

UPVC window, radiator, tastefully decorated, quality flooring.

#### Dining Room

10'1 x 9'3 (3.07m x 2.82m)

UPVC window, radiator, quality flooring.

#### Utility Room

9'5 x 7'1 (2.87m x 2.16m)

Space for washing machine and dryer, stainless steel sink, access to the rear and garage.

#### Kitchen

13'0 x 7'5 (3.96m x 2.26m)

Wall and base units, stainless steel sink with mixer tap and drainer, gas cooker point, radiator, uPVC window, tiled splashbacks, spotlights, radiator, storage cupboard.

#### Landing

UPVC window, loft access, airing cupboard.

#### Bedroom One

11'4 x 10'2 max points (3.45m x 3.10m max points)

Fitted wardrobes, radiator, uPVC window, quality flooring.

#### Bedroom Two

11'7 x 10'0 (3.53m x 3.05m)

UPVC window, radiator, quality flooring.

#### Bedroom Three

8'4 x 7'8 (2.54m x 2.34m)

UPVC window, radiator, wood effect flooring, built in bed and storage cupboard.

#### Bathroom

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

#### Externally

To the front elevation, there is a good sized driveway. While to the rear, there is a nice sized garden and patio which is private and not overlooked.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 80Mbps

Mobile Signal/Coverage: Average

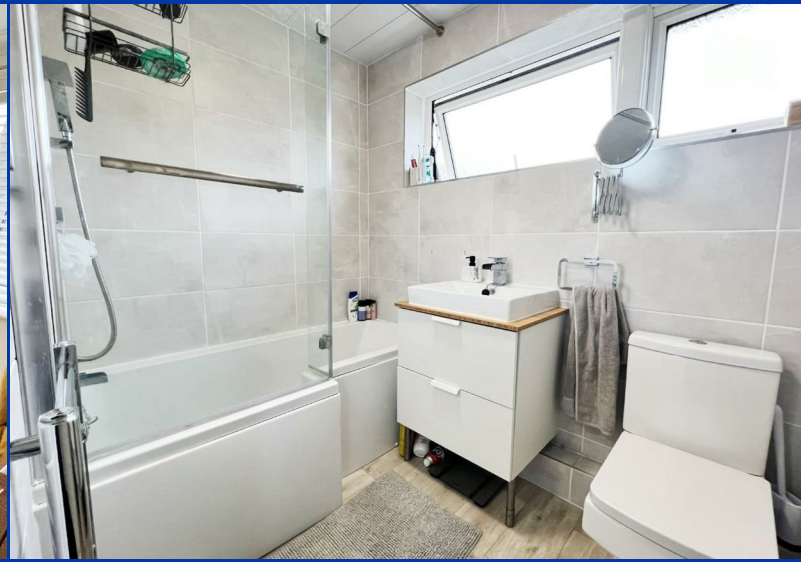
Tenure: Freehold

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

£1,899.20 p.a

Energy Rating: D

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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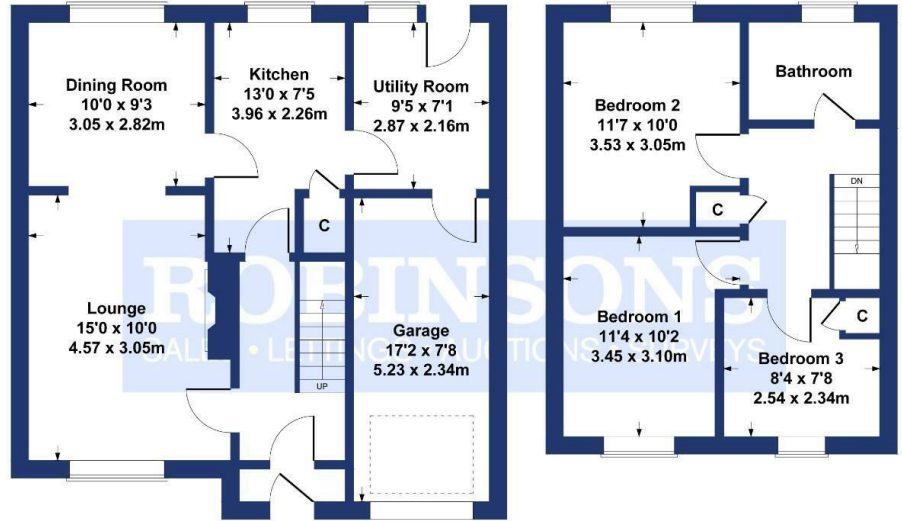
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Parkside**  
Approximate Gross Internal Area  
1098 sq ft - 102 sq m



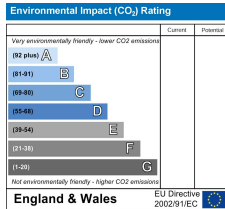
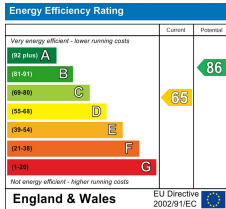
GROUND FLOOR

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



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