



Gibside Way, Spennymoor, DL16 7GQ
3 Bed - House - Semi-Detached
£169,950

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Robinsons are delighted to offer to the market this THREE BEDROOM SEMI-DETACHED FAMILY HOME, beautifully positioned on the popular Burton Woods development and in our opinion it would suit a variety of purchasers including; the first time buyer, to the growing family. Conveniently located for access to Spennymoor town centre as well as being close to local schools and amenities and is within excellent commuting distance to both the A1(M) / A19 & benefits further from stunning kitchen/dining room, well presented bathroom, ground floor cloakroom, off road parking, gas central heating and upvc double glazing. Early viewing is advised to avoid any disappointment.

The property briefly comprises of; ENTRANCE hallway, spacious lounge, stunning open plan dining room/kitchen with a range of integrated appliances, and ground floor W/C completes the ground floor. To the first floor is three good sized bedrooms with master having the added bonus of fitted wardrobes and En-suite facilities, the stylish family bedroom is also located to the first floor. Externally to the front elevation there is a easy to maintain garden and driveway, while to the rear there is a lovely enclosed good sized garden. In more detail the accommodation comprises of;

EPC Rating B
Council Tax Band B

Hallway

Radiator, stairs to the first floor.

Lounge

12'9 x 11'7 max points (3.89m x 3.53m max points)
Quality flooring, uPVC window, radiator.

Inner Hall

Storage cupboard, access to the kitchen.

W/C

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

Kitchen/Diner

14'9 x 9'9 (4.50m x 2.97m)

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, stainless steel sink with mixer tap and drainer, stylish worktops with matching splashbacks, space for dining room table, plumbed for washing machine, radiator, French doors leading to the rear.

Landing

Quality flooring, loft access, radiator.

Bedroom One

11'8 x 9'5 (3.56m x 2.87m)

Quality flooring, radiator, uPVC window, stylish fitted wardrobes.

En-suite

Double shower cubicle, wash hand basin, w/c, half tiled, uPVC window, radiator, spotlights, extractor fan.

Bedroom Two

10'6 x 8'8 max points (3.20m x 2.64m max points)

Quality flooring, radiator, uPVC window.

Bedroom Three

9'6 x 6'9 max points (2.90m x 2.06m max points)

Quality flooring, radiator, uPVC window.

Bathroom

White panelled bath, wash hand basin, w/c, half tiled, extractor fan, uPVC window, radiator.

Externally

To the front elevation, there is a easy to maintain garden and double length driveway. While to the rear, there is a good sized enclosed garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

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

£1,899.20 p.a

Energy Rating:

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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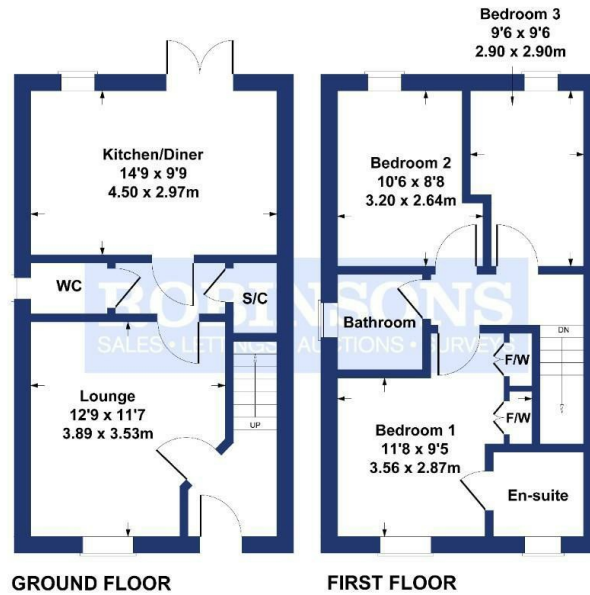
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Gibside Way

Approximate Gross Internal Area
777 sq ft - 72 sq m



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
84	96

Energy Efficiency Rating scale (A-G) with corresponding kWh/m²/yr ranges.

Environmental Impact (CO ₂) Rating	
Current	Potential

Environmental Impact (CO₂) Rating scale (A-G) with corresponding g/m²/yr ranges.

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