

**Derwent Terrace, Spennymoor, DL16 6DZ**  
**1 Bed - Bungalow - Terrace**  
**Offers Over £84,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this rare opportunity to acquire this beautiful one bedroom terraced bungalow, which is occupying a pleasant location in this quiet area of Derwent Terrace which lies less than a five minute walk from Spennymoor Town Centre and local amenities. This one bedroom cottage is offered to the market in excellent decorative order & fully refurbished throughout. The property has many benefits and some of its key features are; modern kitchen & bathroom, large bright lounge, new floor coverings, blank canvas, UPVC double glazing, gas central heating with new combi boiler and recently fitted roof. In our opinion the property should suit a variety of purchasers from the investor to the first time buyers and retired couples. Giving all of the above early viewing is advised to avoid any disappointment!

Briefly comprising of; entrance hall, spacious lounge, large bedroom and attractive modern kitchen with integrated appliances, rear lobby and stunning bathroom with over bath shower and to the rear is a pleasant and easy to maintain patio garden with useful brick store.

EPC Rating E  
Council Tax Band A

#### Hallway

Quality carpet, radiator.

#### Lounge

15'1 x 12'5 max points (4.60m x 3.78m max points)

Quality carpet, radiator, uPVC window.

#### Kitchen

11'9 x 6'9 (3.58m x 2.06m)

Modern wall and base units, integrated oven, hob, extractor fan, spotlights, space for fridge freezer, cupboard with built in combi boiler, plumbed for washing machine, uPVC window, radiator, quality vinyl flooring.

#### Bedroom

13'9 x 11'7 max points (4.19m x 3.53m max points)

UPVC window, radiator, quality carpet.

#### Bathroom

6'8 x 6'4 (2.03m x 1.93m)

White panelled bath with shower over, combination basin & w/c vanity unit, uPVC window, extractor fan, spotlights, tiled flooring, radiator.

#### Externally

To the rear, there is a easy to maintain patio garden and useful brick store.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

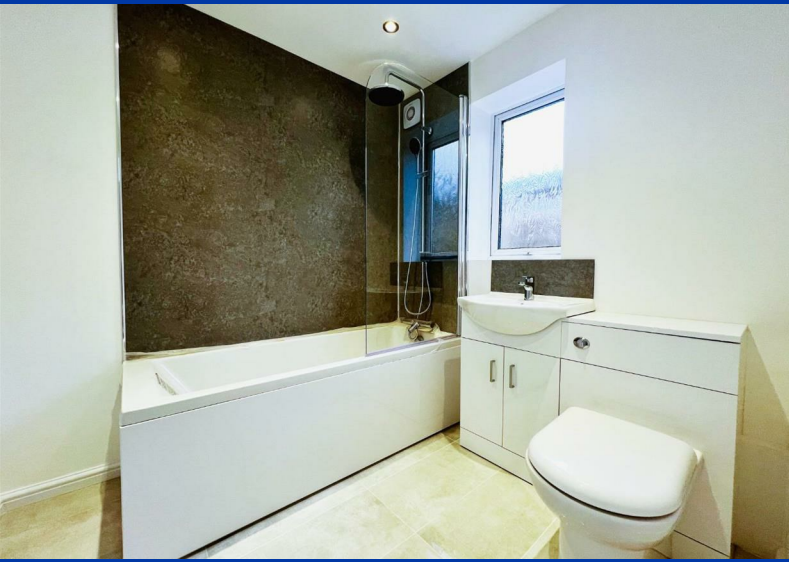
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,627.87 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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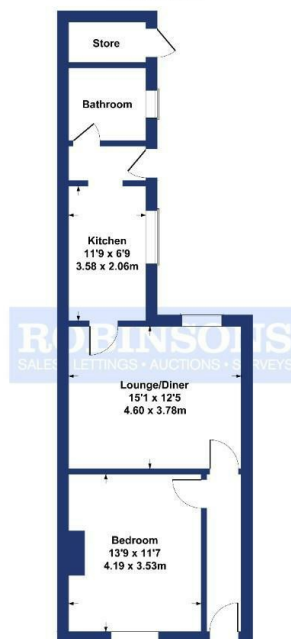
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Derwent Terrace

Approximate Gross Internal Area  
582 sq ft - 54 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
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		42	86
England & Wales		EU Directive 2002/91/EC	

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

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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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