



Oval Park, Spennymoor, DL16 6LN
3 Bed - House - Semi-Detached
Reduced £204,950

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Robinsons are privileged to offer to the market this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME, which is situated on large corner plot within a pleasant and sort after cul-de-sac, located in the popular Tudhoe area of Spennymoor where properties rarely come available. Only a short driving distance from local shops, schools for all age groups and regular bus services to the surrounding areas. Truly appreciated by internal viewing, the property offers family sized accommodation, whilst being within the price range of many first time buyers or buyers looking to move up the property ladder and live in a lovely location. The property benefits from ample living space, three well proportioned bedrooms, off road parking, garage, good sized rear garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of entrance porch, hallway, spacious lounge, modern kitchen / diner with integrated appliances, to the first floor is a landing area which gives access to three good sized bedrooms with master having the added bonus of dressing room and En-suite, the family bathroom completes the first floor. Externally to the front elevation is a larger than average driveway, which leads to a good sized garage, while to the rear there is a enclosed private garden which wraps around the side of the property.

EPC Rating TBC
Council Tax Band C

Porch
UPVC window.

Hallway
Radiator, access to the lounge.

Lounge
14'2 x 12'7 max points (4.32m x 3.84m max points)
Stylish flooring, uPVC window, multi fuel stove, spotlights.

Kitchen/Diner
27'5 x 10'3 (8.36m x 3.12m)
Modern wall and base units, integrated oven, hob, extractor fan, microwave, dishwasher, washing machine, fridge freezer, spotlights, feature radiator, spotlights, stylish sink with mixer tap and drainer, space for dining room table, uPVC windows, French doors leading to the rear, storage cupboard, central island.

Landing
Loft access.

Bedroom One
16'0 x 8'8 max points (4.88m x 2.64m max points)
UPVC windows, radiator.

Dressing Room
7'9 x 7'2 (2.36m x 2.18m)
Fitted wardrobes, storage cupboard.

En-suite
8'9 x 8'3 (2.67m x 2.51m)
Walk in shower cubicle, his and hers wash hand basin, w/c, chrome towel radiator, spotlights, uPVC window.

Bedroom Two
12'8 x 10'1 max points (3.86m x 3.07m max points)
Fitted wardrobes, uPVC window, radiator.

Bedroom Three
10'6 x 9'7 max points (3.20m x 2.92m max points)
Fitted wardrobe, radiator, uPVC window.

Bathroom
7'9 x 7'5 (2.36m x 2.26m)
White panelled bath with shower over, wash hand basin, w/c, hand towel radiator, uPVC window, spotlights, extractor fan.

Externally
To the front elevation, there is a large driveway which leads to a garage. While to the rear, there is a good sized garden which wraps down the side of the property.

Garage
15'9 x 8'9 max points (4.80m x 2.67m max points)
Power and Lighting.

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 C - Approx. £2,170.51 p.a
Energy Rating: TBC

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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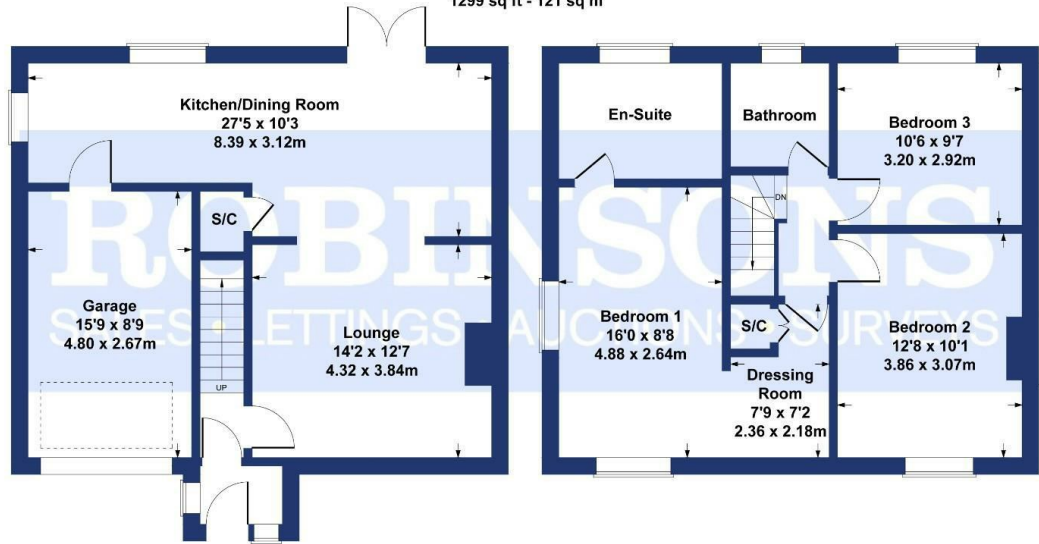
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oval Park

Approximate Gross Internal Area
1299 sq ft - 121 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
73-68	D		
57-54	E		
41-39	F		
25-20	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		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
41-31	F		
11-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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