



Parkside, Spennymoor, DL16 6SA
3 Bed - House - Semi-Detached
£179,950

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Robinsons are delighted to offer to the market this lovely and well presented THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME which is offered to the market with no onward chain. 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; large kitchen, well presented bathroom, converted garage creating a playroom/bedroom four, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; entrance porch, hallway which gives access to the converted garage and open plan lounge/dining room, large modern kitchen, to the first floor is a landing area which provides access to three good sized bedrooms. 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 garden and long driveway. While to the rear, there is a good sized garden. We are sure this property will impress numerous buyers and early viewing is advised to avoid any disappointment.

EPC Rating TBC
Council Tax Band B

Porch

UPVC window, wood effect flooring, French doors leading to the hall.

Hallway

Radiator, stairs to the first floor.

Lounge/Diner

24'6 x 11'6 max points (7.47m x 3.51m max points)
UPVC bay window, radiator, French doors leading to the rear, gas fire and surround.

Kitchen

15'5 x 13'0 max points (4.70m x 3.96m max points)
White wall and base units, integrated oven, hob, extractor fan, washing machine, dryer, fridge freezer, stainless steel sink with mixer tap and drainer, uPVC window, radiator, breakfast bar, tiled splashbacks, storage cupboard.

Playroom

18'0 x 7'0 (5.49m x 2.13m)
UPVC window, loft access, airing cupboard.

Bedroom One

11'6 x 10'1 max points (3.51m x 3.07m max points)
UPVC window, radiator, fitted wardrobes, spotlights.

Bedroom Two

11'6 x 10'1 (3.51m x 3.07m)
UPVC window, radiator.

Bedroom Three

8'6 x 7'7 max points (2.59m x 2.31m max points)
UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, w/c, radiator, uPVC window, spotlights.

Externally

To the front elevation, there is a good sized garden and double length driveway. While to the rear, there is a nice size enclosed garden and decked area.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Super-fast 80Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,899.20 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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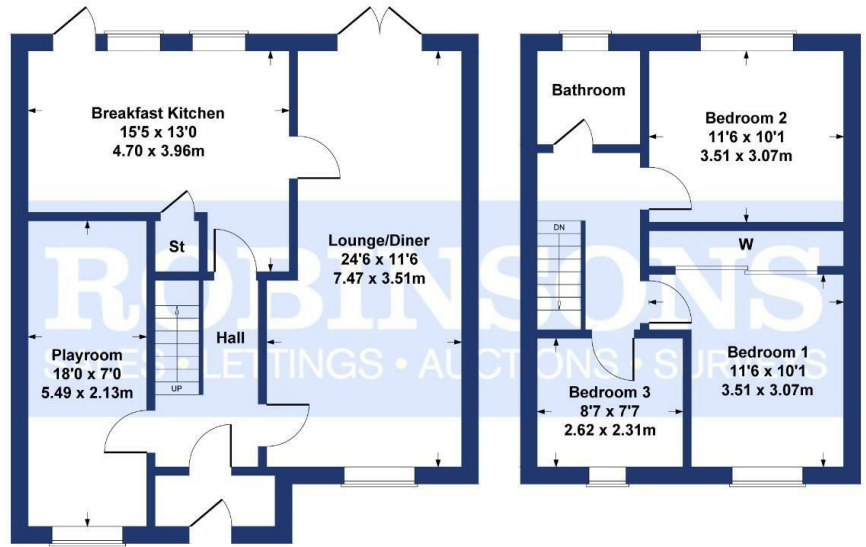
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Parkside

Approximate Gross Internal Area
1120 sq ft - 104 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		
105-120	B		
85-105	C		
65-85	D		
45-65	E		
25-45	F		
5-25	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		
101-110	B		
81-101	C		
61-81	D		
41-61	E		
21-41	F		
1-21	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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