



Langmere, Spennymoor, DL16 6UN
3 Bed - Bungalow - Semi Detached
£195,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market with no onward chain an excellent opportunity to purchase this extended THREE BEDROOM SEMI-DETACHED BUNGALOW which is located on the popular and sought after Greenways development which is conveniently located approx. 10 minute walk from Spennymoor town centre, local amenities and conveniently for local schools and transport links. In our opinion the property would suit a variety of purchasers from the first time buyer or the young professional. This lovely property has stacks of potential and benefits from large ground floor extension, large driveway, ample living space, three well proportioned bedrooms, En-suite to master, private garden, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. Giving all of the above early viewing is advised to avoid any disappointment, as bungalows in this area rarely come to the market.

Briefly comprises of:- entrance, hallway, spacious lounge, larger kitchen/dining room which is over looking the rear garden, three well proportioned bedrooms, master with En-suite and well presented family bathroom. Externally to the front elevation is a easy to maintain pebbled area and long driveway, while to the rear there is a good sized rear garden which is overlooking a woodland.

EPC Rating C
Council Tax Band A

Porch

Tiled flooring, access to the hall.

Hallway

Stylish flooring, storage cupboard, spotlights.

Lounge

15'8 x 10'5 (4.78m x 3.18m)

Stylish flooring, uPVC window, radiator.

Kitchen/Diner

15'9 x 13'1 (4.80m x 3.99m)

Wall and base units, integrated oven, hob, extractor fan, dishwasher, washing machine, space for fridge freezer, dining room table, stylish flooring, uPVC window, spotlights, radiator, stainless steel sink with mixer tap and drainer, French doors leading to the rear.

Bedroom One

10'7 x 10'5 (3.23m x 3.18m)

Fitted wardrobes, radiator, uPVC window.

En-suite

Shower cubicle, wash hand basin, w/c, chrome towel radiator, uPVC window.

Bedroom Two

10'2 x 8'8 (3.10m x 2.64m)

UPVC window, radiator.

Bedroom Three

8'9 x 5'1 (2.67m x 1.55m)

UPVC window, radiator.

Bathroom

8'8 x 4'9 (2.64m x 1.45m)

Panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, uPVC window, spotlights, uPVC window, extractor fan, tiled splashbacks.

Externally

To the front elevation, there is a nice sized garden and long driveway leading to a good sized garage. While to the rear, there is a good sized garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 53Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£1,627.87 p.a

Energy Rating: C

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

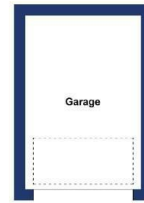
Property Auctions

Lettings and Management

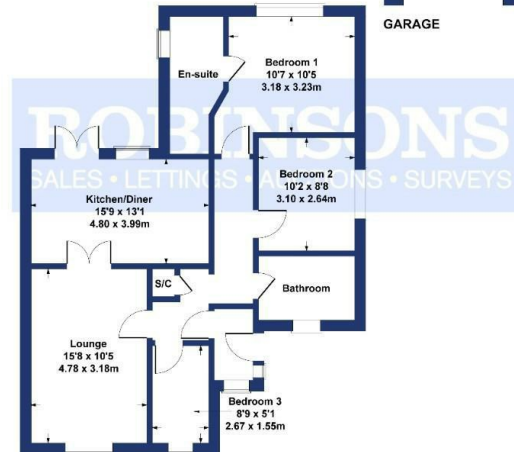
Strategic Marketing Plan

Dedicated Property Manager

Langmere
Approximate Gross Internal Area
835 sq ft - 78 sq m
(Excluding Garage)



GARAGE



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			
		71	86
England & Wales		EU Directive 2002/91/EC	

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

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk