



Briony Close, Spennymoor, DL16 6FG  
3 Bed - House - Semi-Detached  
£169,950

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Robinsons are delighted to offer to the market this THREE BEDROOM SEMI DETACHED HOUSE is located on this popular residential development known as 'The Coppice' built by Bellway Homes and is ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside whilst Durham City lies approximately six miles away. The property is in good order throughout and we would recommend early viewing to avoid disappointment. In our opinion the property would suit a variety of purchasers from the first buyers to the families and benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING.

In brief the property comprises of; ENTRANCE HALL, LOUNGE, archway to DINING ROOM, FITTED KITCHEN. Whilst to the first floor THREE GOOD SIZED BEDROOMS and FAMILY BATHROOM. Externally the property enjoys FRONT & REAR GARDENS, GOOD SIZED DRIVEWAY leading to SINGLE GARAGE. In more detail the accommodation comprises of -

EPC Rating C  
Council Tax Band C

#### **Porch**

UPVC window, radiator.

#### **Lounge**

14'2 x 11'5 max points (4.32m x 3.48m max points)  
UPVC window, radiator, quality flooring.

#### **Dining Room**

10'4 x 9'3 (3.15m x 2.82m)  
Radiator, quality flooring, French doors leading to the rear, stairs to the first floor.

#### **Kitchen**

13'4 x 9'1 (4.06m x 2.77m)  
Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, ceramic sink with mixer tap and drainer, tiled flooring and splashbacks, uPVC window, storage cupboard, space for American fridge freezer, feature radiator, plumbed for dishwasher.

#### **Landing**

Quality flooring, storage cupboard.

#### **Bedroom One**

11'6 x 9'8 (3.51m x 2.95m)  
Fitted wardrobes, radiator, uPVC window.

#### **En-suite**

6'1 x 5'5 (1.85m x 1.65m)  
Shower cubicle, w/c, wash hand basin, uPVC window, chrome towel radiator, spotlights, extractor fan.

#### **Bedroom Two**

10'8 x 9'9 (3.25m x 2.97m)  
UPVC window, radiator.

#### **Bedroom Three**

9'7 x 8'0 (2.92m x 2.44m)  
UPVC window, radiator.

#### **Bathroom**

6'8 x 5'5 (2.03m x 1.65m)  
White panelled bath, wash hand basin, w/c, tiled splashbacks, uPVC window, radiator.

#### **Externally**

To the front elevation, there is a block paved double driveway leading to a garage. While to the rear, there is a large enclosed garden with stylish patio and decked area.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Council Tax: Durham County Council, Band C - Approx. £2,170.51 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.



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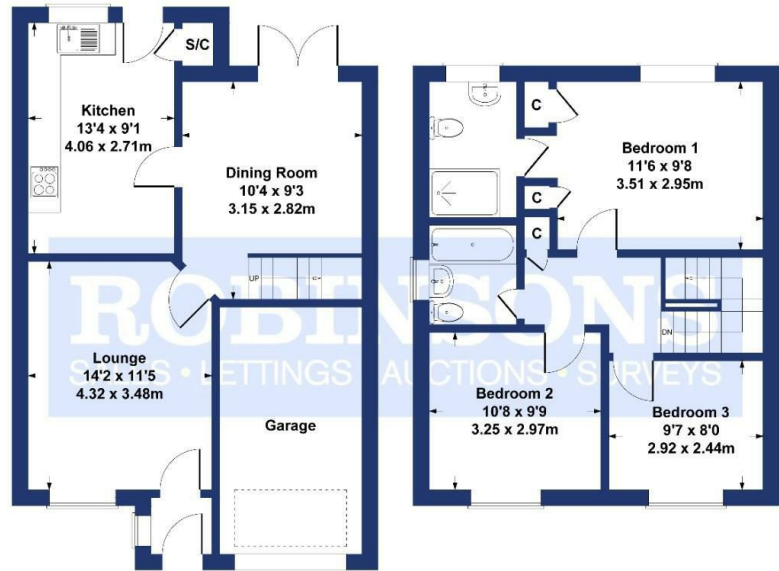
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Strategic Marketing Plan

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**Briony Close**  
Approximate Gross Internal Area  
1146 sq ft - 106 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		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		70	84

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			

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