



Wolsey Road, Spennmoor, DL16 6SP
3 Bed - House - Semi-Detached
£119,950

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Robinsons are delighted to offer the market this spacious and beautiful three bedroom semi-detached family home, which is situated in the popular location of Wolsey Road. The property itself has an endless amount of benefits and some of its key features are; ample living space, tastefully decorated throughout, well presented kitchen, large enclosed easy to maintain rear garden, double driveway, three good sized bedrooms and modern shower room. Wolsey Road is within easy reach of local shops, schools and amenities, Spennymoor Town Centre is just over a mile away. Ideal for the commuter travelling to nearby Durham City Centre, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region.

THE FLOORPLAN BRIEFLY COMPRISES OF - ENTRANCE HALL with staircase to the FIRST FLOOR, LOUNGE with bay window, separate DINING ROOM, attractive FITTED KITCHEN leading to the SIDE LOBBY and in turn leading to well maintained, low maintenance rear gardens. Whilst to the FIRST FLOOR, THREE WELL PROPORTIONED BEDROOMS and an attractive SHOWER ROOM. Externally, to the front of the property, there is ample off street parking. While to the rear, there is a good sized enclosed garden. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band A

Hallway

Stylish flooring, radiator, stairs to the first floor, uPVC window.

Lounge

12'7 x 10'9 (3.84m x 3.28m)

Feature radiator, uPVC window, electric fire.

Dining Room

13'0 x 12'7 (3.96m x 3.84m)

UPVC window, radiator, quality flooring.

Kitchen

14'2 x 8'8 (4.32m x 2.64m)

Wood effect wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, tiled splashbacks, uPVC window, radiator, stylish sink with mixer tap and drainer.

Real Hall

Access to the front and rear.

Landing

UPVC window, airing cupboard, loft access, storage cupboard.

Bedroom One

10'8 x 10'8 (3.25m x 3.25m)

UPVC window, radiator, storage cupboard.

Bedroom Two

11'0 x 10'8 (3.35m x 3.25m)

UPVC window, radiator.

Bedroom Three

7'9 x 7'8 (2.36m x 2.34m)

UPVC window, radiator, storage cupboard.

Shower Room

Shower cubicle, wash hand basin, w/c, tiled flooring, uPVC window, radiator, spotlights, extractor fan.

Externally

To the front, there is a large double driveway. While to the rear, there is a good sized enclosed garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

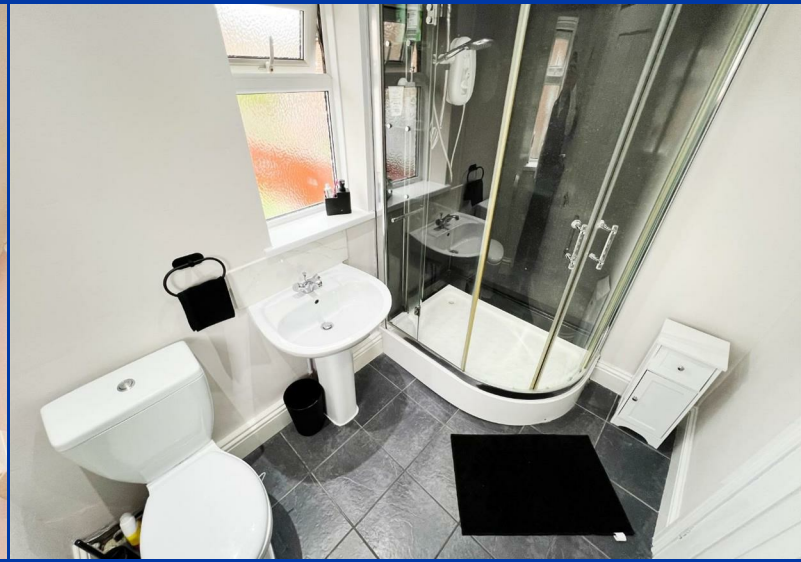
Tenure: Freehold

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

£1,627.87 p.a

Energy Rating: 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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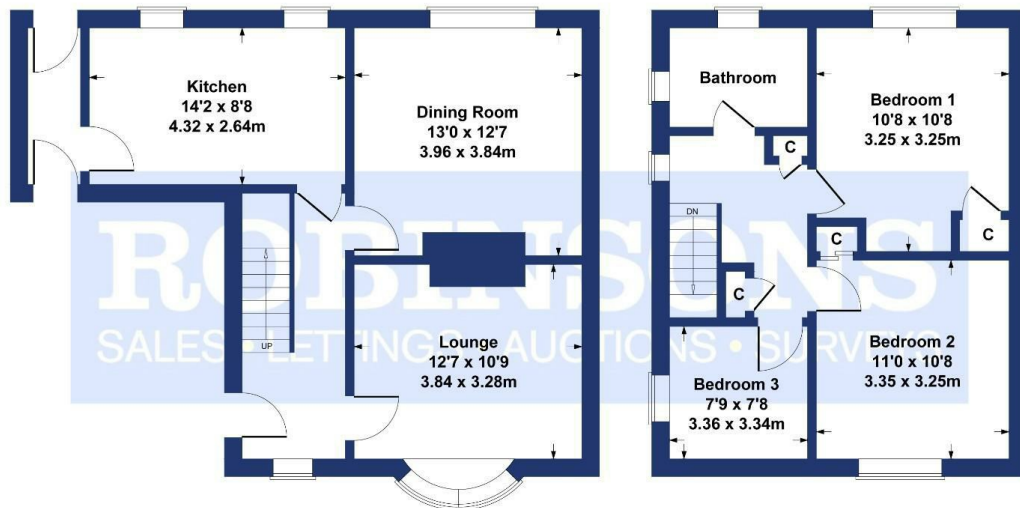
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wolsey Road

Approximate Gross Internal Area
985 sq ft - 92 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	83		

Energy Efficiency Rating: A (71-92), B (69-81), C (64-80), D (54-63), E (49-54), F (39-48), G (1-38).
Environmental Impact (CO₂) Rating: A (12-14), B (15-17), C (18-20), D (21-23), E (24-26), F (27-29), G (30-32).

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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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