

Chestnut Avenue, Spennymoor, DL16 7SP
2 Bed - House - Semi-Detached
£108,000

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Robinsons are delighted to offer to the market this recently renovated two bedroom semi-detached property which is offered to the market with no onward chain. This beautiful home is situated on a corner plot on this popular residential development and is Conveniently located for access to nearby Spennymoor town centre, local bus routes, schools and amenities. The property itself should appeal to a variety of purchasers including the FIRST TIME BUYER. This perfect first time buyer home has an endless amount of benefits and some of the key features are; brand new kitchen and bathrooms, quality fixtures and fittings throughout, off road parking as well as gardens front and rear, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprise of; hall, spacious lounge, stunning kitchen/diner which over looks the rear garden, landing, two double bedrooms and ultra modern family bathroom, externally to the front elevation is a large garden and driveway, while to the rear there is a nice sized garden and patio area.

EPC Rating D
Council Tax Band A

Hall

Stairs to the first floor, uPVC window.

Lounge

13'2" x 12'3" (4.01m x 3.73m)

Quality flooring, radiator, uPVC window, storage cupboard.

Kitchen/Diner

15'3" x 7'4" (4.65m x 2.24m)

Modern white wall and base units, integrated fridge freezer, double oven, microwave, hob, stainless steel sink with mixer tap and drainer, tiled splashbacks, plumbed for washing machine, space for dryer and dining room table, radiator, uPVC window, French doors leading to the rear, storage cupboard.

Landing

UPVC window, quality flooring.

Bedroom One

12'3" x 12'6" (3.73m x 3.81m)

UPVC window, quality flooring, fitted wardrobes.

Bedroom Two

9'3" x 9'0" (2.82m x 2.74m)

UPVC window, quality flooring, radiator.

Bathroom

White panelled bath, wash hand basin, w/c, uPVC window, chrome towel radiator, half tiled.

Externally

To the front elevation, there is a large easy to maintain garden and driveway. While to the rear, there is an enclosed garden and patio.

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: D

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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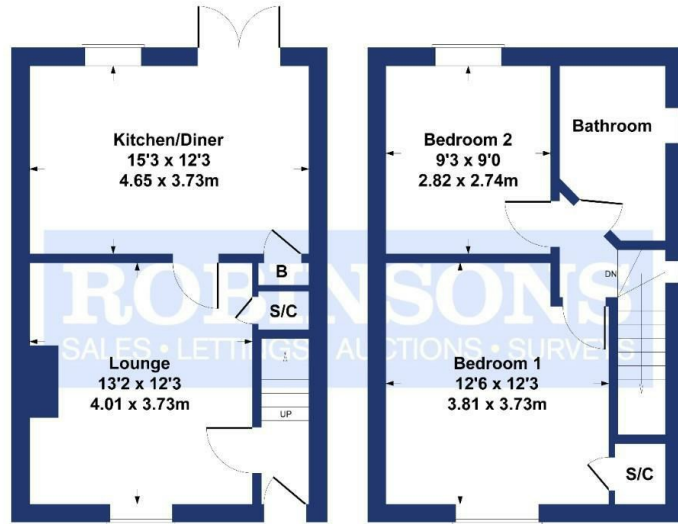
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Strategic Marketing Plan

Dedicated Property Manager

Chestnut Avenue

Approximate Gross Internal Area
729 sq ft - 68 sq m



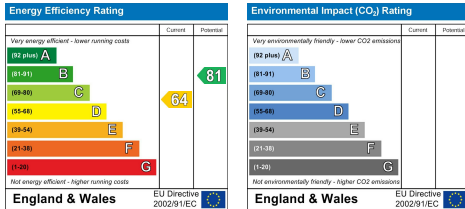
GROUND FLOOR

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



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SEDGEFIELD

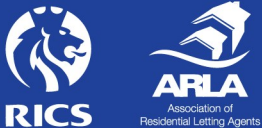
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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