



Watson Park, Spennymoor, DL16 6NB
3 Bed - House - Detached
£195,000

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Robinsons are delighted to offer to the market this ATTRACTIVE & WELL POSITIONED THREE BEDROOM DETACHED HOUSE which is located on the outskirts of the ever popular Durham Gate development and a stones throw from Spennymoor Town centre, local shops, schools and amenities. Ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. We highly recommend viewing this comfortable well presented home which provides ideal living accommodation for a variety of purchasers including the family and first time buyers. The property benefits from spacious living throughout, stylish kitchen and bathrooms, driveway, garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, spacious LOUNGE, ATTRACTIVE SPACIOUS KITCHEN/ DINING ROOM with a good range of wall and base units with integrated appliances and useful utility room, whilst to the first floor THREE well-proportioned DOUBLE BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. Externally to the front elevation is an well presented garden which over looks a pleasant garden, while to the rear there is a good sized enclosed south west facing mature garden and patio which gives access to the garage and driveway. For more detail the accommodation comprises of;

EPC Rating C
Council Tax Band D

Hallway

Radiator, uPVC window, alarm system, storage cupboard.

Lounge

12'8 x 12'2 max points (3.86m x 3.71m max points)

Quality flooring, radiator, uPVC window.

W/C

W/C, wash hand basin, extractor fan, radiator.

Kitchen/Diner

18'0 x 9'2 (5.49m x 2.79m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for dishwasher, tiled splashbacks, space for dining room table, uPVC windows, radiator, sliding uPVC door.

Utility Room

7'6 x 5'3 (2.29m x 1.60m)

Wall and base units, plumbed for washing machine, space for dryer.

Landing

UPVC window, storage cupboard, loft access.

Bedroom One

12'8 x 10'7 max points (3.86m x 3.23m max points)

UPVC window, radiator.

En-suite

Shower cubicle, wash hand basin, w/c, radiator, uPVC windows, tiled splashbacks.

Bedroom Two

9'5 x 9'5 (2.87m x 2.87m)

UPVC window, radiator.

Bedroom Three

9'5 x 8'2 (2.87m x 2.49m)

UPVC window, radiator.

Bathroom

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

Externally

To the front elevation, there is a well presented garden, which over looks a pleasant green. While to the rear, there is a stunning mature garden and patio which gives access to the garage and driveway.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£2,441.82 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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Strategic Marketing Plan

Dedicated Property Manager

Watson Park
Approximate Gross Internal Area
995 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		Current	Potential
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
		78	90
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
102-110	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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