

Ormesby Way, Spennymoor, DL16 7FN
3 Bed - House - End Terrace
Reduced £159,950

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Robinsons are delighted to offer to the market this ATTRACTIVE THREE BEDROOM END TERRACE PROPERTY built by David Wilson is located on the desirable Burton Woods Development. The property is conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside with Spennymoor Town Centre and local amenities just under a mile away. In our opinion this lovely home would be an ideal purchase for first time buyer or smaller family and benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM W/C, LOUNGE with bay window, INNER HALLWAY, ATTRACTIVE KITCHEN/BREAKFAST ROOM with a range of white high gloss units, whilst to the first floor THREE BEDROOMS, MASTER with ATTRACTIVE BUILT IN WARDROBES, EN-SUITE FACILITIES and FAMILY BATHROOM. Externally the property enjoys low maintenance SMALL FRONT GARDENS with much larger than average REAR GARDEN and SINGLE GARAGE. In more detail the accommodation comprises of;

EPC Rating B
Council Tax Band C

Entrance Hall

Single central heating radiator.

Cloakroom W/C

Low level w/c, pedestal wash hand basin, tiled splash back, chrome effect fittings and extractor fan.

Lounge

15'1 x 12'2 (4.60m x 3.71m)

UPVC bay window to front elevation, BT point, TV point, single central heating radiator and storage cupboard.

Inner Hallway

Staircase to first floor and single central heating radiator.

Kitchen/Diner

15'3 x 10'8 (4.65m x 3.25m)

Fitted with a range of white high gloss wall and base units with contrasting work surfaces, stainless steel sink with mixer tap, stainless steel splashback, built in split level electric oven, stainless steel gas hob, stainless steel chimney style extractor hood, boiler for domestic hot water and gas central heating, double central heating radiator, uPVC French doors to gardens and uPVC window to rear elevation.

Landing

Loft access and storage cupboard, loft is partly boarded and currently used as a home office.

Bedroom One

10'6 x 9'6 (3.20m x 2.90m)

Two uPVC windows to rear elevation, TV point and attractive built in wardrobes.

En-suite

Low level w/c, pedestal wash hand basin, double shower cubicle with mains fed shower, chrome effect fittings, tiled splashback, extractor fan, ladder style radiator and uPVC window to side elevation.

Bedroom Two

12'6 x 8'1 (3.81m x 2.46m)

UPVC window to front elevation and single central heating radiator.

Bedroom Three

8'2 x 6'7 (2.49m x 2.01m)

UPVC window to front elevation and single central heating radiator.

Bathroom

Low level w/c, pedestal wash hand basin, panelled bath, chrome effect fittings, ladder style radiator, extractor fan, part tiled walls and uPVC window to side elevation.

Externally

To the front of the property there are small open plan gardens which are low maintenance, very well maintained with gravelled area and external light. To the side of the property there is a blocked paved driveway with single garage, up and over door, power and lighting. To the rear a much larger than average garden with paved patio and lawned area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps *

Mobile Signal/Coverage: Average

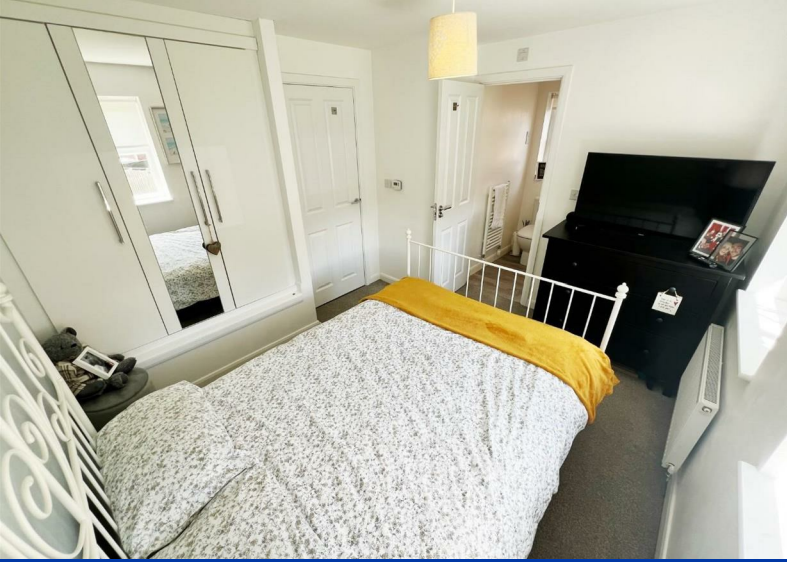
Tenure: Freehold

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

£2,170.51 p.a

Energy Rating: B

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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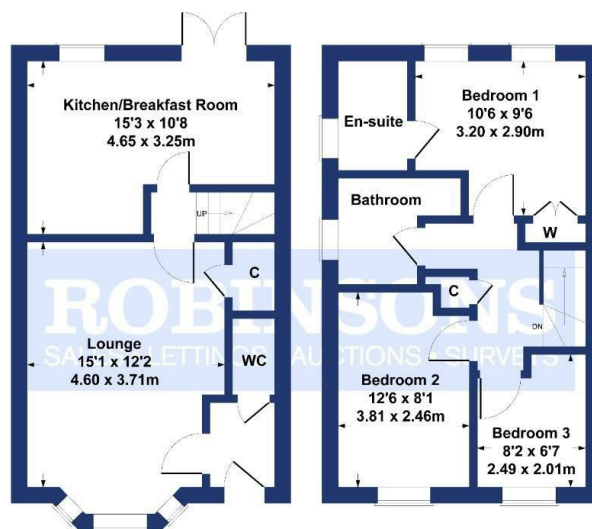
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ormesby Way
Approximate Gross Internal Area
810 sq ft - 75 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
83	94		

Energy Efficiency Rating: 83 (Current), 94 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

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