

Tudhoe Moor, Spennymoor, DL16 6HB
2 Bed - House - Semi-Detached
£99,950

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Robinsons are delighted to offer to the market, this well presented and maintained two bedroomed semi-detached property which has the added bonus of a loft room, Located on Tudhoe Moor in a popular residential area off Green Lane within walking distance of local shops, schools, bus services and approximately one mile from the town centre where there are a range of shopping and leisure facilities. Close to an excellent network of roads providing easy access to the surrounding residential and commercial areas including Durham, Darlington, Teesside and Newcastle. The property has the benefit of gas central heating and uPVC double glazing.

The floorplan briefly comprises of;- HALLWAY, staircase to FIRST FLOOR, LOUNGE with feature fire surround, separate DINING ROOM leading to CONSERVATORY, modern KITCHEN, inner lobby leading to CLOAKROOM/USEFUL UTILITY AREA. Whilst to the FIRST FLOOR, TWO WELL PROPORTIONED BEDROOMS, ATTIC ROOM which is currently used as an additional BEDROOM, BATHROOM with white suite and separate WC. Externally, the property is on a corner plot with low maintenance GARDENS to the front, driveway leading to timber GARAGE, rear low maintenance GARDENS.

EPC Rating TBC
Council Tax Band A

Porch

Access to the hall.

Hallway

Radiator, storage cupboard, stairs to the first floor.

Lounge

11'6 x 11'3 (3.51m x 3.43m)

UPVC bay window, radiator.

Dining Room

10'1 x 9'3 (3.07m x 2.82m)

Radiator, access to the conservatory.

Conservatory

9'3 x 8'2 (2.82m x 2.49m)

Radiator.

Kitchen

10'1 x 8'2 (3.07m x 2.49m)

White wall and base units, stainless steel sink with mixer tap and drainer, electric cooker point, plumbed for washing machine.

Utility/wc

7'1 x 6'1 (2.16m x 1.85m)

Plumbed for washing machine, storage cupboard, w/c, wash hand basin, uPVC window, access to the rear.

Landing

Storage cupboard, uPVC window, loft access.

Bedroom One

11'7 x 11'4 (3.53m x 3.45m)

Feature radiator, uPVC window, storage cupboard.

Bedroom Two

11'7 x 8'9 (3.53m x 2.67m)

UPVC windows, radiator, storage cupboard.

Shower Room

Modern walk in shower, wash hand basin, uPVC window, spotlights, hand towel radiator, extractor fan.

Separate W/C

W/C, uPVC window.

Loft Room

18'1 14'6 (5.51m 4.42m)

Velux window, radiator,

Externally

To the front elevation, there is a easy to maintain patio area and double driveway which leads to a garage and pleasant side garden. While to the rear, there is an enclosed garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

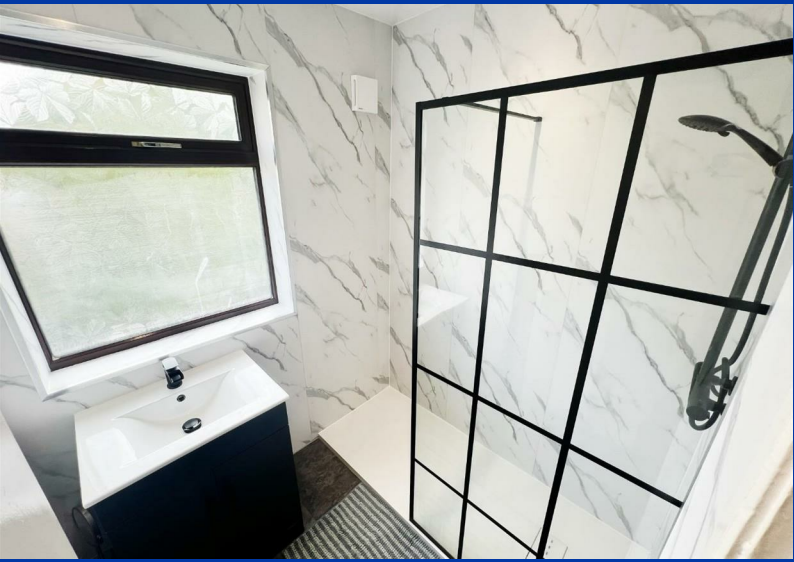
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band X - Approx. £xxxx p.a

Energy Rating: X

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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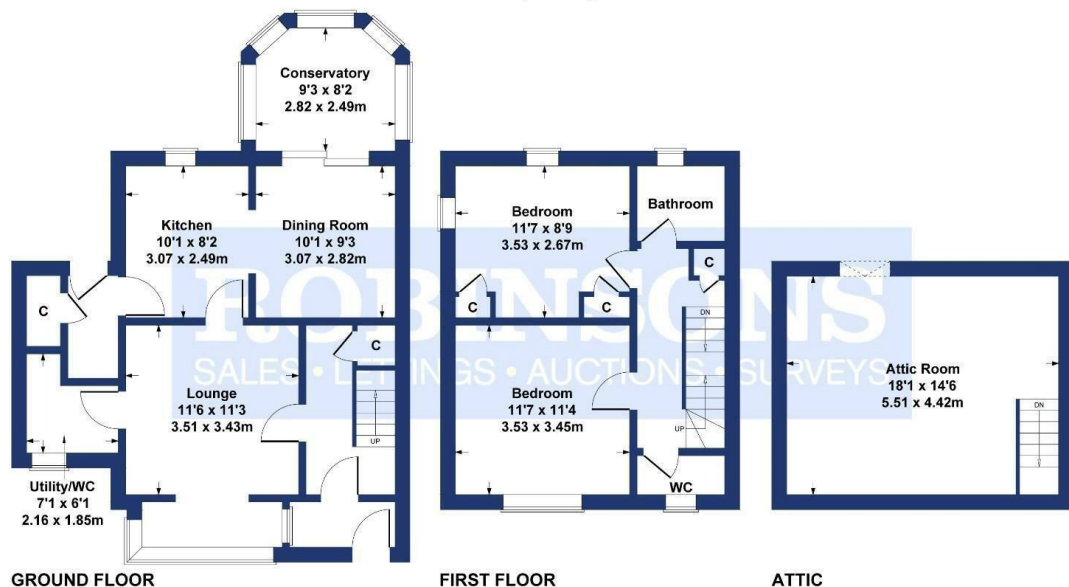
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tudhoe Moor
Approximate Gross Internal Area
1261 sq ft - 117 sq m



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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(95-100)	B		
(85-95)	C		
(65-85)	D		
(45-65)	E		
(25-45)	F		
(1-25)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-94)	B		
(85-92)	C		
(65-85)	D		
(45-65)	E		
(25-45)	F		
(1-25)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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