



Ridgeside, Kirk Merrington, DL16 7HG  
2 Bed - Bungalow - Link Detached  
£275,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this superb opportunity to acquire this rarely available EXTENDED TWO BEDROOM LINK DETACHED BUNGALOW situated in the desirable area of Ridgeside, North Close, on the outskirts of Kirk Merrington. The property is approximately two miles from Spennymoor town centre with local amenities and schools also close by. This beautiful family home is also well placed for commuting purposes being within easy reach of the A19 and A1 which is ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and other parts of the region. Buyers certainly will not be disappointed on viewing and the property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALLWAY, spacious LOUNGE, separate dining room, fitted kitchen, useful utility room, TWO well proportioned BEDROOMS and FAMILY BATHROOM. Externally the property sits on a well proportioned plot with GARDENS to the FRONT & REAR, and a larger than average GARAGE. In more detail the accommodation comprises of;

EPC Rating D  
Council Tax Band C

#### Hallway

Radiator, large storage cupboard x2.

#### Lounge

16'5 x 13'1 (5.00m x 3.99m)

UPVC window, radiator, gas fire and surround.

#### Dining Room

8'8 x 7'7 (2.64m x 2.31m)

Radiator, sliding uPVC doors.

#### Kitchen

9'6 x 8'3 (2.90m x 2.51m)

Wall and base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, uPVC window, tiled flooring and splashbacks, loft access, airing cupboard.

#### Utility Room

10'2 x 8'6 (3.10m x 2.59m)

Modern wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, access to the garage.

#### Rear Lobby

Storage cupboard, access to the rear garden.

#### Bedroom One

11'0 x 10'6 + robes (3.35m x 3.20m + robes)

UPVC window, radiator, fitted wardrobes.

#### Bedroom Two

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

UPVC window, radiator.

#### Shower Room

7'6 x 6'3 (2.29m x 1.91m)

Large shower cubicle, wash hand basin, w/c, uPVC window, radiator, extractor fan.

#### Externally

To the front elevation, there is a driveway leading to a garage and easy to maintain garden which wraps around to the left hand side of the property and leads to the lovely rear garden.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£2,170.51 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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

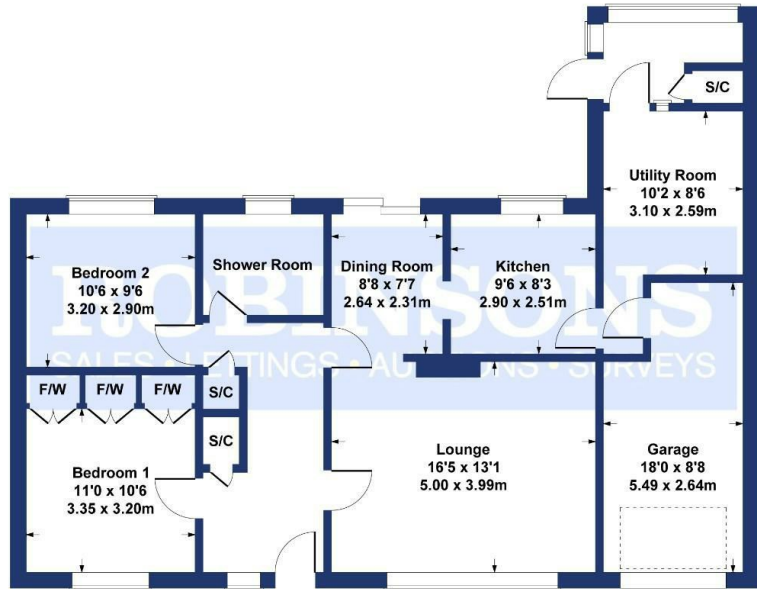
Property Auctions

Lettings and Management

Strategic Marketing Plan

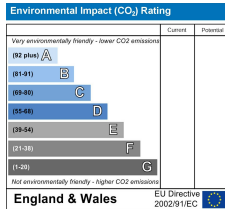
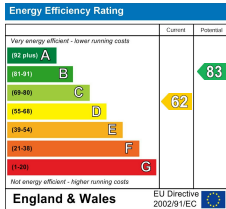
Dedicated Property Manager

**Ridgeside**  
Approximate Gross Internal Area  
1095 sq ft - 102 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. 2024



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk