

**Watson Park, Spennymoor, DL16 6NB**  
**2 Bed - House - Mid Terrace**  
**£120,000**

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Robinsons are delighted to offer to the market this well presented two bedroom terraced property which would be either a great first time buyer property or buy to let investment. The property is located on the popular Durham Gate Development being within easy reach of local shops, schools and amenities which lie within Spennymoor Town Centre, well placed for the commuter travelling to nearby Durham City Centre, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region.

The floorplan briefly comprises of:- ENTRANCE HALL with CLOAKROOM/WC, LOUNGE, KITCHEN/BREAKFAST ROOM with a range of white units and built in cooking facilities, French doors overlooking rear GARDENS. To the FIRST FLOOR, TWO BEDROOMS one with EN SUITE FACILITIES, FAMILY BATHROOM. Externally, the property enjoys front, small GARDENS and enclosed low maintenance rear GARDENS which receives sun light a good proportion of the day, allocated parking.

EPC Rating TBC  
Council Tax Band B

#### Hallway

Wood effect flooring, radiator, stairs to the first floor.

#### W/C

W/C, wash hand basin, wood effect flooring, uPVC window, radiator.

#### Lounge

13'9 x 10'0 (4.19m x 3.05m)

UPVC window, quality flooring, radiator, storage cupboard.

#### Kitchen/Diner

13'9 x 7'9 (4.19m x 2.36m)

White wall and base units, integrated oven, gas hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer and dining room table, uPVC window, radiator, wood effect flooring, French doors leading to the rear.

#### Landing

Quality flooring, access to the bedrooms and bathroom.

#### Bedroom One

12'2 x 9'9 (3.71m x 2.97m)

Quality flooring, uPVC window, storage cupboard.

#### En-suite

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

#### Bedroom Two

9'7 x 6'8 (2.92m x 2.03m)

Quality flooring, uPVC window, radiator.

#### Bathroom

6'3 x 6'2 (1.91m x 1.88m)

Panelled bath, wash hand basin, w/c, tiled surround, uPVC window, radiator.

#### Externally

To the front elevation, there is an easy to maintain forecourt. While to the rear, there is a good sized well presented garden. The property also benefits from a parking bay.

#### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

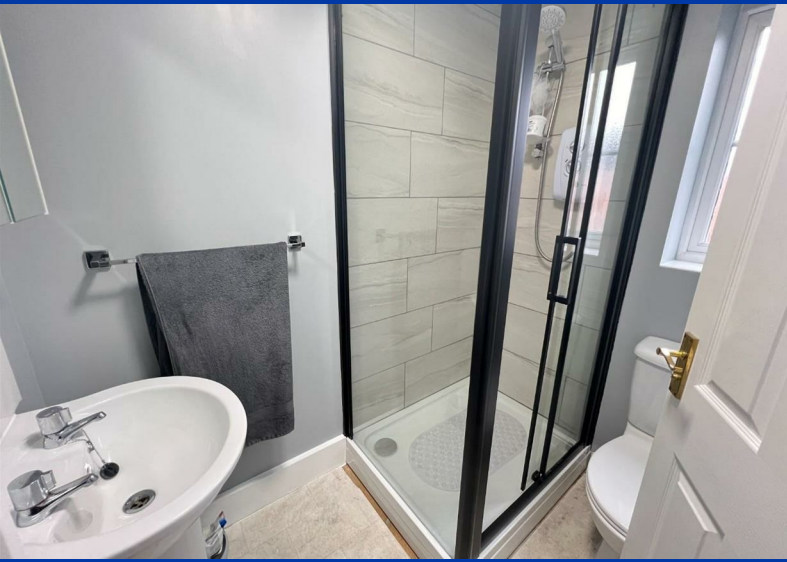
Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 (min)

Energy Rating: TBC

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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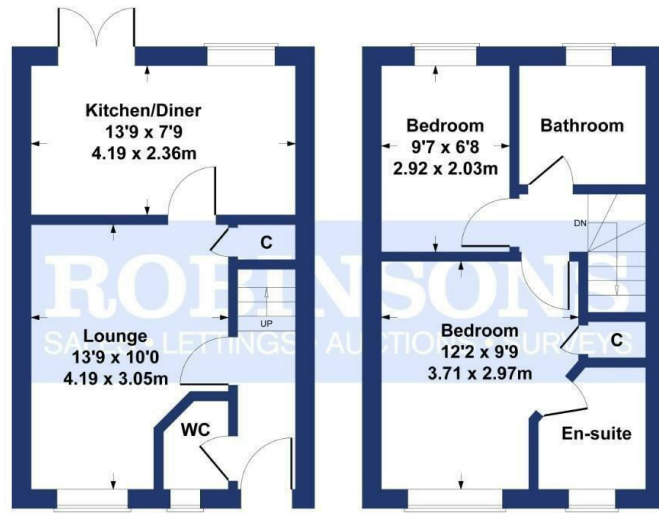
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Watson Park Spennymoor

Approximate Gross Internal Area  
605 sq ft - 56 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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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.

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

www.robinsonsestateagents.co.uk