



Rokeby Way, Spennymoor, DL16 7FD
2 Bed - House - Mid Terrace
Reduced £124,950

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Welcome to this charming property located on Rokeby Way in the sought-after area of Whitworth in Spennymoor. This delightful mid-terrace house boasts a modern kitchen and bathroom, perfect for those who appreciate contemporary living.

With one reception room, two good sized bedrooms, and a bathroom, this property offers a comfortable living space for individuals or small families. The additional ground floor WC provides convenience and privacy, making daily routines a breeze.

Situated in a popular residential development, this home features gardens where you can relax and unwind, as well as two convenient parking spaces. Whether you're a first-time buyer or looking for an ideal starter home, this property offers a warm and welcoming atmosphere for you to make your own.

The accommodation on offer briefly comprises: Entrance Lobby, WC, Spacious Lounge and Kitchen/ Dining Room to the ground Floor, whilst to the first floor there are two good sized bedrooms and family bathroom. Externally to the front are two block paved parking spaces whilst to the rear there is a fence enclosed lawned garden laid to lawn with paved patio and gated access to the rear.

Don't miss out on the opportunity to own this lovely home in a desirable location. Book a viewing today and envision yourself living in this inviting space on Rokeby Way.

EPC Rating B
Council Tax Band B



Hallway

Radiator, stylish flooring, access to the lounge.

W/C

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

Lounge

14'4" x 12'10" maximum (4.38m x 3.93m maximum)

UPVC window, radiator, stairs to the first floor, hive heating control.

Kitchen/Dining Room

14'4" x 9'2" 3'5" (4.38m x 2.81m 1.06)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, radiator, storage cupboard, stylish flooring, space for fridge freezer, dining room table, French doors leading to the rear.

Landing

Bedroom One

11'0" x 10'10" 3'5" (3.37m x 3.32m 1.05)

UPVC window, radiator, large storage cupboard.

Bedroom Two

11'2" x 7'10" 6'2" (3.42m x 2.41m 1.88)

UPVC window, radiator.

Bathroom

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

Externally

To the front elevation, there is two parking bays as well as an electric car charging point. While to the rear, there is a pleasant and easy to maintain garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Average

Tenure: Freehold

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

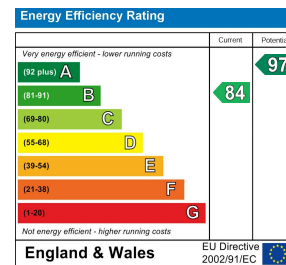
£1,899.20 p.a

Energy Rating: B

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