

Grasmere, Spennymoor, DL16 6TX  
2 Bed - Bungalow - Semi Detached  
£175,000

**ROBINSONS**  
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\*\*\*RARE TO THE MARKET\*\*\*

Robinsons are delighted to offer to the market, with no onward chain, this two bedroomed semi-detached bungalow which is pleasantly situated and located on the ever popular Greenways Estate, less than a ten-minute walk to Spennymoor Town centre and local amenities. The property 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. The property would ideally suit a retired couple and has the added bonus of large rear garden, off road parking, garage, gas central heating and uPVC double glazing.

In brief, the property comprises of entrance hallway, spacious lounge, kitchen, bedroom one, which has ample storage via fitted wardrobes, bedroom two, and shower room. Externally to the front elevation, the property has a good-sized garden and long driveway which leads to the lovely, large and enclosed private rear garden and garage. BUNGALOWS IN THIS AREA ARE ULTRA RARE TO THE MARKET, AND GIVEN ALL OF THE ABOVE, EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT.

EPC Rating D  
Council Tax Band D

#### Hallway

Radiator.

#### Lounge

18'4 x 11'4 max points (5.59m x 3.45m max points)

Fire and surround, radiator, French doors leading to the rear, uPVC windows.

#### Kitchen/Diner

10'0 x 8'9 (3.05m x 2.67m)

Wall and base units, electric & gas cooker point, stainless steel sink with mixer tap and drainer, uPVC window, plumbed for washing machine, storage cupboard, radiator, pantry, tiled splashbacks.

#### Shower Room

#### Bedroom One

11'9 x 10'0 max points (3.58m x 3.05m max points)

Fitted wardrobes, radiator, uPVC window.

#### Bedroom Two

9'0 x 8'6 (2.74m x 2.59m)

UPVC window, radiator.

#### Externally

To the front elevation, there is an easy to maintain garden and long driveway which leads to the rear garage and larger than average enclosed private garden and patio.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

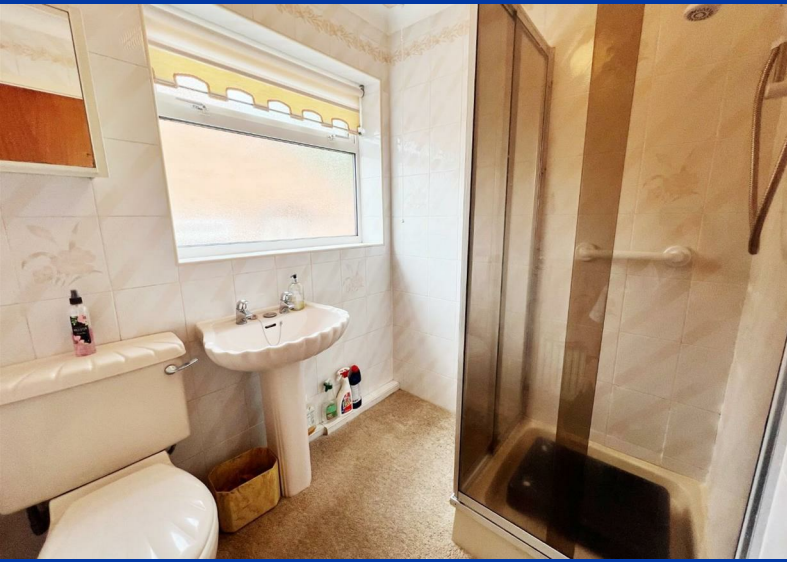
Tenure: Freehold

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

£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.



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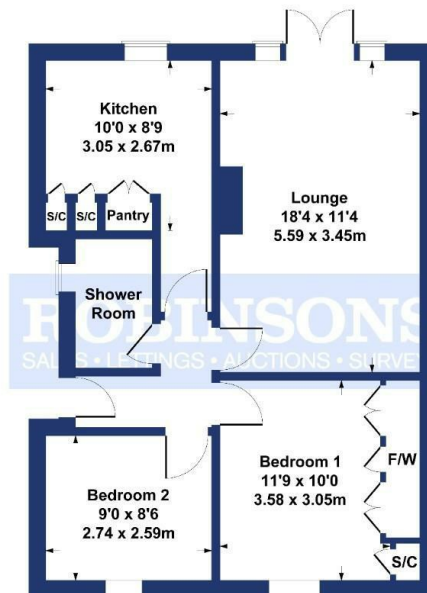
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Strategic Marketing Plan

Dedicated Property Manager

## Grasmere

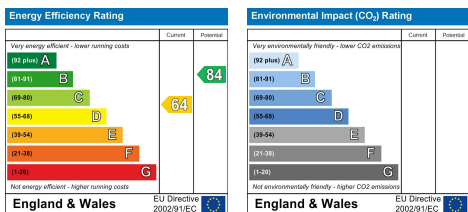
Approximate Gross Internal Area  
652 sq ft - 61 sq m



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



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