

Kirkdale, DL16 6UJ
3 Bed - House - End Terrace
£138,500

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*****ATTENTION FIRST TIME BUYERS *****

A superb example of an IMMACULATE STUNNING & TASTEFUL THREE BEDROOM END TERRACE HOME, pleasantly situated on the ever popular Greenways development. The property is conveniently located for access to nearby Spennymoor Town centre, schools, amenities and Jubilee Park. The property is a credit to its current owner and viewing becomes highly recommended. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, CAVITY WALL INSULATION well presented kitchen and bathroom. This lovely home is sure to be a winner with the FIRST TIME BUYER so we advise early viewing to avoid any disappointment.

The property in brief comprises of; ENTRANCE PORCH, SPACIOUS LOUNGE, STYLISH KITCHEN with integrated appliances, conservatory, to the first floor is a landing area, which gives access to three bedrooms and the modern bathroom. Externally to the front elevation is an easy to maintain front lawn, while to the rear there is a nice sized garden which is easy to maintain. AGAIN GIVEN ALL OF THE ABOVE EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT.

EPC Rating D
Council Tax Band

Porch

Wood effect flooring, access to the lounge.

Lounge

14'5 x 13'9 (4.39m x 4.19m)

UPVC windows, feature electric fire, stairs to the first floor, radiator, quality flooring.

Kitchen/Diner

14'6 x 10'6 (4.42m x 3.20m)

Modern wall and base units, integrated oven, hob, fridge freezer, washing machine, tiled splashbacks, stainless steel sink with mixer tap and drainer, space for dining room table, storage cupboard, access to the conservatory.

Conservatory

12'9 x 9'8 (3.89m x 2.95m)

Radiator, French doors leading to the rear garden.

Landing

Quality flooring, loft access.

Bedroom One

13'7 x 8'3 (4.14m x 2.51m)

UPVC window, radiator, quality flooring.

Bedroom Two

9'1 x 8'3 (2.77m x 2.51m)

UPVC window, radiator, quality flooring.

Bedroom Three

7'5 x 5'9 (2.26m x 1.75m)

UPVC window, radiator, quality flooring, storage cupboard.

Bathroom

Fully tiled suite with white panelled bath and shower over, wash hand basin, w/c, radiator, uPVC window, spotlights.

Externally

To the front elevation, there is a nice sized garden and to the rear, there is a good sized garden and patio. The property does also come with a garage which is in a block.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps *

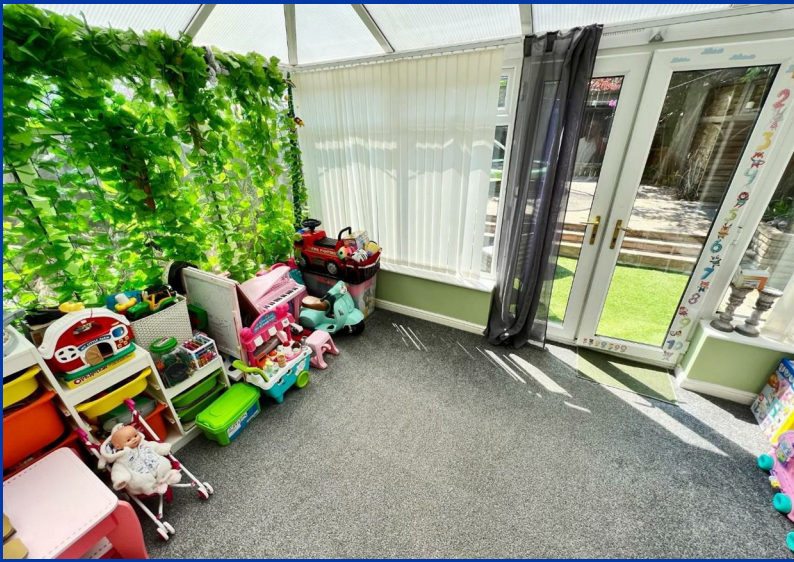
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx.
£1,899.20 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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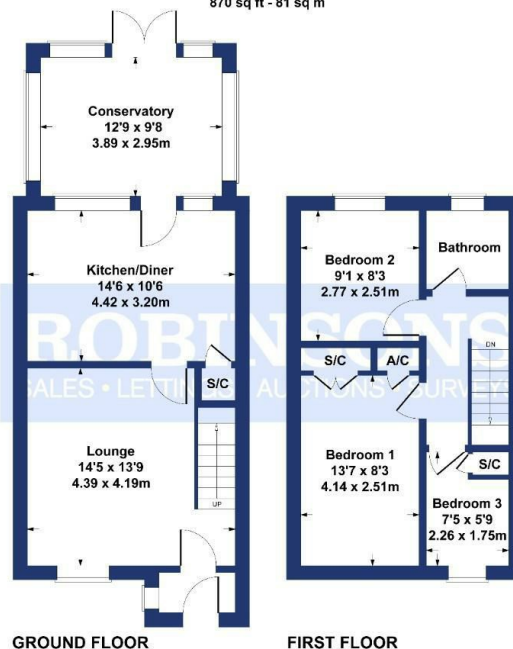
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Kirkdale
Approximate Gross Internal Area
870 sq ft - 81 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
82-81	D		
75-74	E		
69-65	F		
62-55	G		
Not energy efficient - higher running costs			
England & Wales		62	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
82-54	D		
75-54	E		
71-53	F		
61-50	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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