



Ridgeside, Kirk Merrington, DL16 7HF
3 Bed - House - Semi-Detached
Starting Bid £180,000

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RARE TO THE MARKET

For sale by Modern Method of Auction: Starting Bid Price
£180,000 Plus Reservation Fee

Robinsons are delighted to offer to the market this spacious THREE BEDROOM SEMI DETACHED family home. Situated on 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 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. This family home has an endless amount of benefits and some of its key features, STUNNING VIEWS, CORNER PLOT, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance, porch, hallway, spacious lounge, separate dining room, well presented kitchen, useful utility room, to the first floor is three well-proportioned bedrooms, with bedroom two enjoying a beautiful outlook, the family bathroom with separate W/C completes the first floor. Externally to the front elevation is a driveway, garage and easy to maintain garden which wraps around the side of the property leading to the good-sized rear garden. Again, early viewing is advised to avoid any disappointment.

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price

* Reservation Fees Applicable * The Modern Method of Auction

EPC Rating TBC
Council Tax Band C

Porch

Access to the hallway.

Hallway

Radiator, storage cupboard, stairs to the first floor.

Lounge

13'7 x 13'0 max points (4.14m x 3.96m max points)

UPVC window, radiator, gas fire and surround.

Dining Room

9'9 x 9'6 (2.97m x 2.90m)

Sliding uPVC door leading to the rear, radiator, stunning views.

Kitchen

10'8 x 9'4 (3.25m x 2.84m)

Wall and base units, stainless steel sink with mixer tap and drainer, gas cooker point, plumbed for washing machine, uPVC window with stunning views, tiled splashbacks, pantry.

Utility Room

9'5 x 9'5 max points (2.87m x 2.87m max points)

UPVC window, storage cupboard.

Landing

UPVC window, loft access.

Bedroom One

12'1 x 11'6 (3.68m x 3.51m)

UPVC window, radiator.

Bedroom Two

11'6 x 10'0 (3.51m x 3.05m)

Fitted wardrobes, radiator, uPVC window, beautiful outlook.

Bedroom Three

8'8 x 8'0 (2.64m x 2.44m)

UPVC window, radiator, storage cupboard.

Bathroom

White panelled bath with shower over, wash hand basin, airing cupboard, uPVC window, tiled splashbacks, radiator.

Separate W/C

W/C, uPVC window.

Externally

To the front elevation, there is a driveway, garage and easy to maintain garden which wraps around the side of the property and leads to the rear garden which enjoys a beautiful outlook.

Garage

15'2 x 9'8 (4.62m x 2.95m)

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 C - Approx.
£2,170.51 p.a

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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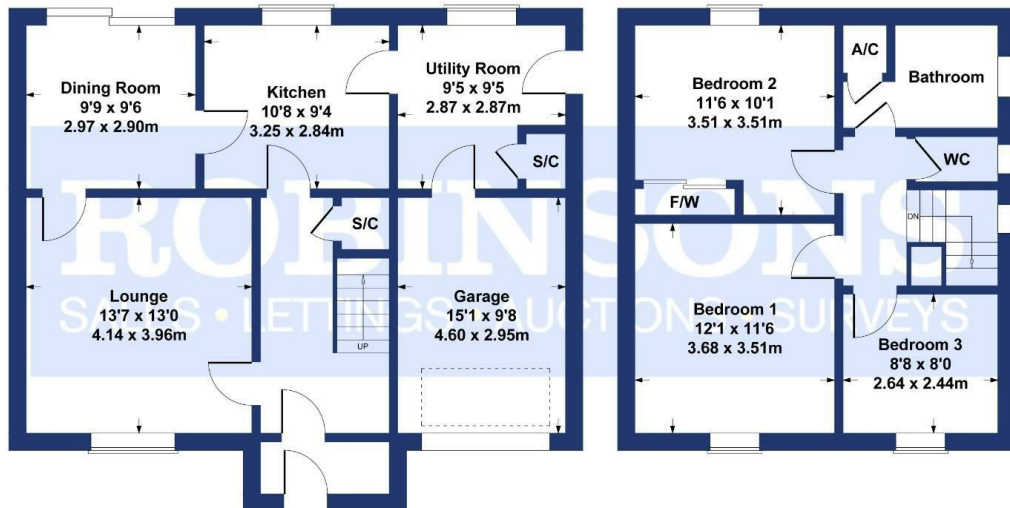
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ridgeside
Approximate Gross Internal Area
1248 sq ft - 116 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. 2024

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
102-110	A		
82-101	B		
62-81	C		
42-61	D		
22-41	E		
2-21	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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