





Ripley Close, Spennymoor, DL16 7FJ 4 Bed - House - Townhouse Reduced £164,950

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Robinsons are delighted to offer the market this well positioned THREE/FOUR BEDROOM TOWNHOUSE which offers SPACIOUS FAMILY SIZED ACCOMMODATION over THREE FLOORS, with the benefit of gas fired central heating and uPVC double glazing. Built by Barratt Homes Developments in 2019 the property is presented in immaculate order throughout, with roughly around 5 years remaining on the NHBC Guarantee. The property is located on the ever popular Burton Woods development on the outskirts of Spennymoor in a quiet location, which is pedestrianised to the front with an attractive open outlook from the bedroom window on the top floor.

The property briefly comprises of entrance; ENTRANCE HALL, CLOAKROOM W/C with white suite, STUDY/BEDROOM FOUR, SPACIOUS and STUNNING OPEN PLAN DINING ROOM/KITCHEN with integrated appliances and double glazed French doors giving access to the REAR GARDEN. On the FIRST FLOOR is a LANDING, SPACIOUS LOUNGE AND MASTER BEDROOM WITH EN-SUITE SHOWEROOM/WC. To the SECOND FLOOR, THE LANDING LEADS TO TWO FURTHER BEDROOMS AND FAMILY BATHROOM/WC. Externally, there is a small open plan front garden. Good sized enclosed rear garden with paved patio area and a driveway to the rear providing off street parking facilities for two vehicles. Internal inspection is highly recommended to appreciate the property fully.

EPC Rating B
Council Tax Band C

Entrance hall

Wood effect flooring, radiator, storage cupboard.

Cloakroom/W/C

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

Kitchen/dining room

19'8 x 13'1 (5.99m x 3.99m)

French doors leading to the rear garden, space for dining room table, white wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, radiator.

Study/Bedroom 4

9'2 x 6'3 (2.79m x 1.91m)

Wood effect flooring, radiator, uPVC windows.

Landing

Quality flooring, radiator, stairs to second floor.

Bedroom 1

13'1 x 10'2 (3.99m x 3.10m)

UPVC window, radiator.

En-suite

Double shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan.

Lounge

13'1 x 11'10 (3.99m x 3.61m)

UPVC window, radiator.

Second floor landing

Radiator, loft access.

Bedroom 2

13'1 x 11'6 (3.99m x 3.51m)

Velux windows, radiator, quality flooring, storage cupboard.

Bedroom 3

13'1 x 7'3 (3.99m x 2.21m)

UPVC window, radiator, storage cupboard.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

White panelled bath with tiled surround, wash hand basin, W/C, extractor fan.

Externally

Small open plan front garden and good sized enclosed rear garden with paved patio area. It has a driveway to the rear providing off street parking facilities.

Agent Notes

Electricity Supply: Mains Water Supply: Mains Sewerage: Mains

Heating: Gas Central Heating Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage:

Tenure: Freehold

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

£2,170.51 p.a Energy Rating: B

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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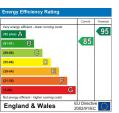
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Strategic Marketing Plan

Dedicated Property Manager





Ripley Close Approximate Gross Internal Area



GROUND FLOOR

FIRST FLOOR

SECOND 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

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