



Everson Way, Spennymoor, DL16 7BX  
4 Bed - House - Semi-Detached  
£179,950

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A rare opportunity to acquire this deceptively SPACIOUS & BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED PROPERTY built by Taylor Wimpey and is a credit to its current owner for its class and style throughout and early viewing is advised to avoid any disappointment. The property in our opinion should appeal to a variety of purchasers including the growing family and is located on this popular residential development Moor Croft, which is just over half a mile from Spennymoor town centre and local amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside. This lovely home would provide ideal modern living accommodation and benefits from; stunning kitchen, well presented bathroom, easy to maintain gardens, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM W/C, spacious LOUNGE with beautiful media wall and French doors to REAR GARDENS, STUNNING AND STYLISH KITCHEN/BREAKFAST ROOM, whilst to the first floor TWO BEDROOMS, and a FAMILY BATHROOM. To the second floor is a MASTER BEDROOM with stylish décor and a SECOND SPACIOUS BEDROOM, both with Jack and Jill EN-SUITE FACILITIES. Externally to the front elevation there is a well presented and easy to maintain garden. While to the REAR, there is another easy to maintain GARDEN with a raised decked area and stunning patio. The property also has the added bonus of a GARAGE which is located to the rear. In more detail the accommodation comprises of;

EPC Rating C  
Council Tax Band C

#### Hallway

Quality flooring, storage cupboard, radiator and stairs to first floor.

#### WC

WC, wash hand basin, half tiled, extractor fan and radiator.

#### Lounge

13'5x12'8 (4.09mx3.86m)

Quality flooring, stunning media wall with insert electric fire, radiator and French doors leading to the rear garden.

#### Kitchen/Diner

16'7x7'9 (5.05mx2.36m)

Fitted with a stunning range of white wall and base units, quartz worktops, integrated oven, hob and extractor fan, fridge freezer, washing machine and tumbler dryer, sink unit with mixer tap and drainer, tiled splash backs, uPVC window and radiator.

#### First floor Landing

Quality flooring, uPVC window and stairs leading to first floor.

#### Bedroom Two

12'9x12'6 (3.89mx3.81m)

Quality flooring, fitted wardrobe, radiator, uPVC window

#### Bedroom Four

10'9x6'4 (3.28mx1.93m)

Quality flooring, radiator, uPVC window

#### Bathroom

White panelled bath, wash hand basin, w/c, chrome towel radiator, spot lights, fully tiled

#### Second Floor Landing

Quality flooring, radiator, airing cupboard

#### Bedroom One

12'9x14'1 (3.89mx4.29m)

Fitted Wardrobes, radiator, uPVC window, access to Jack & Jill en-suite

#### Jack & Jill En Suite

Shower cubicle, wash hand basin, w/c, chrome towel radiator, fully tiled, extractor fan, spotlights

#### Bedroom Three

12'8x12'1 (3.86mx3.68m)

Fitted wardrobe, quality flooring, radiator, uPVC window access to en-suite

#### Externally

To the front elevation is an easy to maintain garden, whilst to the rear there is a lovely enclosed and easy to maintain patio and raised decked area, access to garage

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

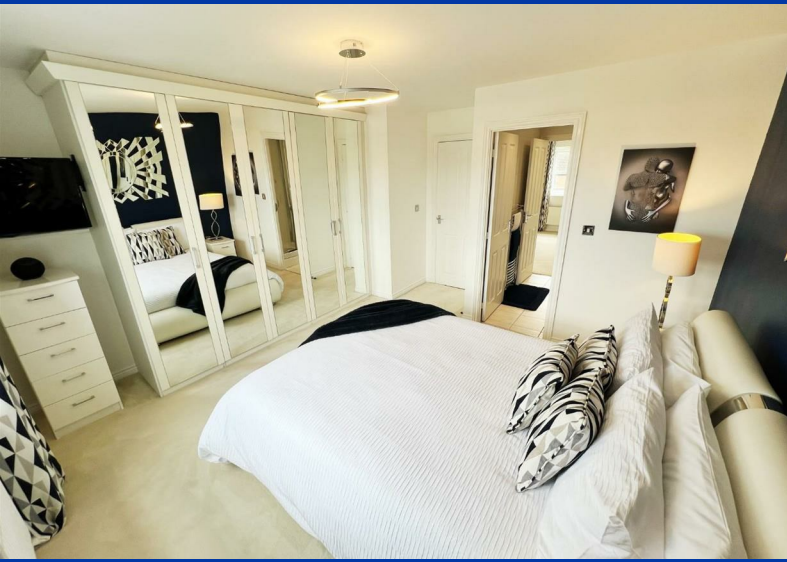
Tenure: Freehold

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

£2,170.51

Energy Rating: C

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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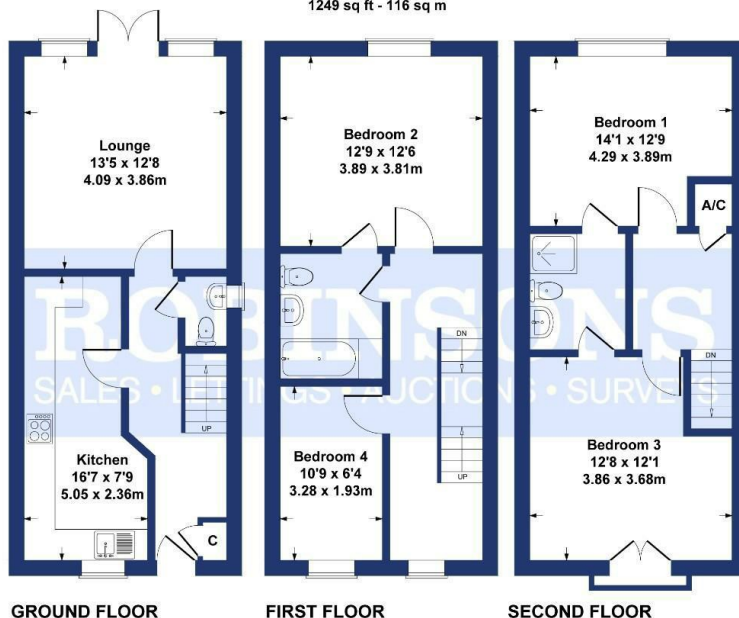
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Everson Way**  
Approximate Gross Internal Area  
1249 sq ft - 116 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		74	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

## 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  
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

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