



Oval Park, Spennymoor, DL16 6LN
3 Bed - House - Semi-Detached
£199,950

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Robinsons are delighted to offer to the market this EXTENDED & STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME, which is situated on large corner plot, located in the popular Tudhoe area of Spennymoor were properties rarely come available. Only a short driving distance from local shops, schools for all age groups and regular bus services to the surrounding areas. Truly appreciated by internal viewing, the property offers family sized accommodation, whilst being within the price range of many first time buyers or buyers looking to move up the property ladder and live in a lovely location. The property benefits from ample living space, sunroom extension, three well proportioned bedrooms, off road parking, garage, large landscaped rear garden, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and SOLAR PANELS. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of entrance, hallway, spacious lounge, modern kitchen / diner, beautiful sun room, to the first floor is a landing area which gives access to three good sized bedrooms, the family bathroom completes the first floor. Externally to the front elevation is a larger than average driveway, which leads to a good sized garage, while to the rear there is a beautiful landscaped enclosed garden.

EPC Rating C
Council Tax Band C

Hallway

Tiled flooring, feature radiator, stairs to the first floor.

Lounge

12'8 x 10'7 (3.86m x 3.23m)

Quality flooring, radiator, electric fire with stylish surround, uPVC window.

Kitchen/Diner

17'2 x 10'6 (5.23m x 3.20m)

Modern wall and base units, space for range oven, integrated fridge, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, stylish flooring, feature radiator, space for dining room table.

Sunroom

16'0 x 8'7 (4.88m x 2.62m)

Stylish flooring, bi-folding doors leading to the rear garden and French doors leading to the driveway and garage.

Landing

UPVC window, loft access, quality flooring.

Bedroom One

12'9 x 10'0 (3.89m x 3.05m)

UPVC window, radiator.

Bedroom Two

10'7 x 10'0 max points (3.23m x 3.05m max points)

UPVC window, radiator, storage cupboard.

Bedroom Three

9'7 x 7'3 max points (2.92m x 2.21m max points)

Storage cupboard, uPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, shower cubicle, wash hand basin, hand towel radiator, uPVC window, spotlights.

Externally

To the front elevation, there is a easy to maintain garden and long driveway which leads to a garage. While to the rear, there is a large and well presented enclosed landscaped garden and patio.

Agent Notes

The owner has informed us that the solar panels are owned outright and generate an income on average around £1500 to £2000 per annum

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

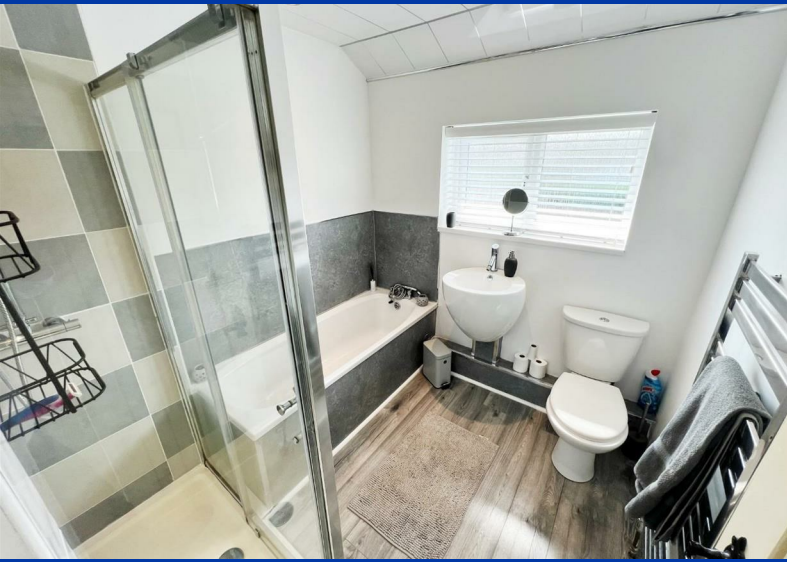
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 p.a

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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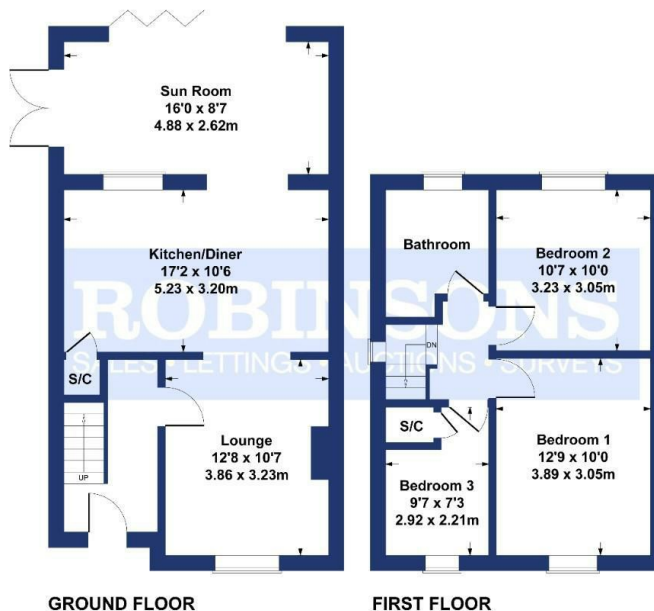
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oval Park
Approximate Gross Internal Area
967 sq ft - 90 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		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		70	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-91)	B		
(89-80)	C		
(85-84)	D		
(80-54)	E		
(71-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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