



Scargill Drive, Spennymoor, DL16 6LY
3 Bed - House - Semi-Detached
Reduced £134,950

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Robinsons are pleased to offer for sale this THREE BEDROOM SEMI DETACHED PROPERTY located on this quiet cul-de-sac of Scargill Close. Properties rarely become available in this location, which is conveniently located for access to nearby Spennymoor Town Centre and local amenities, convenient access to bus routes on Durham Road which is only a short walk away, which makes it ideally placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are in close proximity which offers good road links to other parts of the region. In our opinion the property would suit a variety of purchasers including the FIRST TIME BUYER and property investors. The property benefits from UPVC DOUBLE GLAZING and Gas central heating.

Briefly comprises of; ENTRANCE, porch, spacious lounge which leads to a dining room and fitted kitchen to the first floor is three good sized bedrooms and shower room. Externally to the front elevation is an easy to maintain and larger than average driveway which leads to a garage, while to the rear there is a good sized easy to maintain garden/ patio area.

EPC Rating D
Council Tax Band A

Porch

Quality flooring, uPVC windows, storage cupboard.

Lounge

14'5 x 13'8 max points (4.39m x 4.17m max points)
Electric fire, quality flooring, radiator, uPVC bay window.

Dining Room

9'5 x 7'8 (2.87m x 2.34m)
Radiator, space for dining room table, French doors leading to the conservatory.

Kitchen

10'3 x 6'5 (3.12m x 1.96m)
Wall and base units, ceramic sink with mixer tap and drainer, electric cooker point, plumbed for washing machine, space for fridge freezer, tiled flooring and splashbacks, uPVC window, extractor fan.

Conservatory

11'2 x 7'5 max points (3.40m x 2.26m max points)
UPVC windows, French doors leading to the rear.

Landing

Radiator, uPVC window, loft access.

Bedroom One

15'8 x 8'3 max points (4.78m x 2.51m max points)
Fitted wardrobes, radiator, uPVC window.

Bedroom Two

9'1 x 8'1 max points (2.77m x 2.46m max points)
UPVC window, radiator, fitted wardrobes.

Bedroom Three

10'7 x 5'9 max points (3.23m x 1.75m max points)
UPVC window, radiator, storage cupboard.

Shower Room

Shower cubicle, wash hand basin, uPVC window, w/c, tiled splashbacks.

Externally

To the front elevation, there is a good sized block paved driveway which leads to a garage. While to the rear, there is a good sized enclosed garden/patio area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1139Mbps

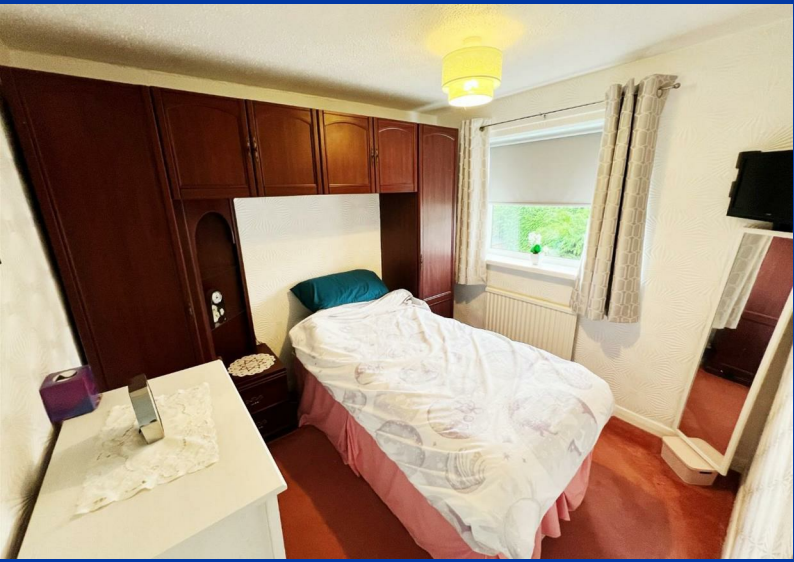
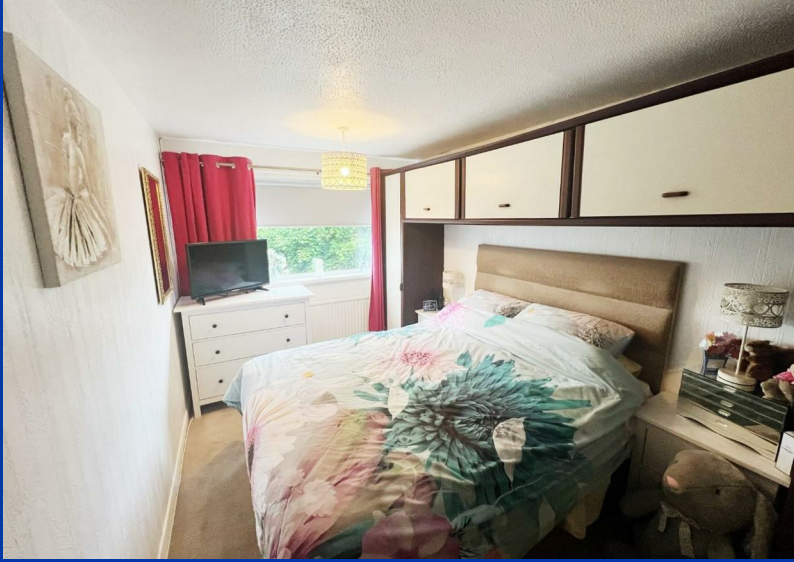
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,627.87 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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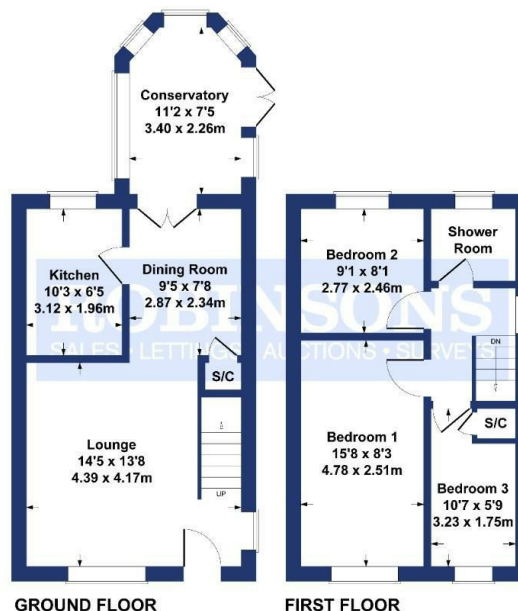
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Scargill Drive
Approximate Gross Internal Area
779 sq ft - 72 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		66	62
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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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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