

Bell Road, Spennymoor, DL16 7FX  
3 Bed - House - Semi-Detached  
£169,950

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Robinsons are delighted to offer to the market this lovely and well presented three bedroomed semi detached family home, the property is superbly positioned on an attractive plot making the property appeal to a variety of purchasers from the first time buyers to families. The property is located on the Merrington Park Barratt Homes Development, being within a stones throw from Spennymoor Town Centre, local shops, schools and amenities, ideal for the commuter travelling to nearby Durham City Centre, Darlington and Teesside and the A1 and A19 are in close proximity providing good road links to other parts of the region.

The floorplan briefly comprises of - ENTRANCE HALL with CLOAKROOM/WC, spacious LOUNGE, attractive KITCHEN/BREAKFAST ROOM with a range of high gloss units, central island and built in split level cooking facilities. Whilst to the FIRST FLOOR, there is a landing area which gives access to three BEDROOMS with the master having the added bonus of a stylish En-suite and FAMILY BATHROOM is also located on the first floor. Externally, to the front elevation large block paved driveway which can provide parking for two vehicles, while to the rear there is a good sized enclosed garden which has a lovely decked area.

EPC Rating B  
Council Tax Band B

#### Hallway

Tiled flooring, stairs to the first floor, radiator.

#### W/C

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

#### Lounge

16'0 x 11'9 (4.88m x 3.58m)

UPVC window, radiator.

#### Kitchen/Diner

15'1 x 10'5 (4.60m x 3.18m)

Modern white wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for fridge freezer, central island, tiled flooring, uPVC window, radiator, French doors leading to the rear, storage cupboard.

#### Landing

Radiator, loft access, storage cupboard.

#### Bedroom One

11'8 x 8'5 + robes (3.56m x 2.57m + robes)

Fitted wardrobes, radiator, uPVC window.

#### En-suite

Shower cubicle, wash hand basin, w/c, extractor fan, radiator.

#### Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

UPVC window, radiator.

#### Bedroom Three

8'7 x 6'2 (2.62m x 1.88m)

UPVC window, radiator.

#### Bathroom

White panelled bath, wash hand basin, uPVC window, tiled flooring and splashbacks, extractor fan.

#### Externally

To the front elevation, there is a easy to maintain garden and block paved driveway. While to the rear, there is a larger tan average enclosed garden and decked area.

#### Agent 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 B - Approx.  
£1,899.20 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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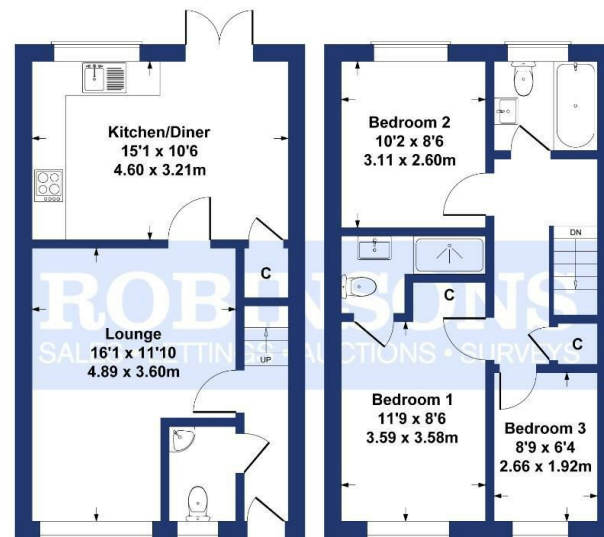
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## Bell Road

Approximate Gross Internal Area  
817 sq ft - 76 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	96		
<p>Very energy efficient - lower running costs</p> <p>105-120 A</p> <p>85-104 B</p> <p>65-84 C</p> <p>45-64 D</p> <p>25-44 E</p> <p>10-19 F</p> <p>1-9 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>105-120 A</p> <p>85-104 B</p> <p>65-84 C</p> <p>45-64 D</p> <p>25-44 E</p> <p>10-19 F</p> <p>1-9 G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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