

**Watson Park, Spennymoor, DL16 6NH**  
**3 Bed - House - Townhouse**  
**Reduced £145,000**

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Robinsons are delighted to offer to the market this well presented with three double bedrooms positioned pleasantly within the highly sought after, family orientated Durham Gate development on Watson Park. The property is well positioned with easy access to all of the local amenities offered in & around Spennymoor; this well proportioned home is also within excellent commuting distance to all of the major road links leading to both the A1 & the A19 & is conveniently located for access to Durham City, Darlington & Teesside. This superb 'Greyfriars' design home; built by Persimmon Homes has been loving family home and well be an interest to many different types of buyers including first time buyers and investors.

In brief this property comprises of: entrance hallway with access to a ground floor cloaks/wc, spacious breakfasting kitchen & separate dining room/office. The first floor landing boasts a lovely lounge with Juliet balcony to front & a master bedroom with En-suite facilities; whilst the second floor has the two further double bedrooms & family bathroom. Externally, there is a enclosed garden to the rear, to the front elevation is a easy to maintain forecourt and parking bay. With a wide variety of local shops, schools & restaurants offered locally, this is the ideal opportunity for a family to acquire this exceptionally well maintained home within this popular location. Thorough internal inspection is essential in order to fully appreciate the style, standard, quality, layout & size of this immaculate home for sale.

EPC Rating C  
Council Tax Band C

### Hallway

Radiator, stairs to the first floor.

### Study/Dining Room

8'8 x 9'7 (2.64m x 2.92m)

UPVC window, radiator.

### W/C

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

### Kitchen/Dining Room

12'9 x 12'8 max points (3.89m x 3.86m max points)

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

### Landing

Stairs to the second floor.

### Lounge

13'0 x 9'3 (3.96m x 2.82m)

Juliette balcony, uPVC window, radiator.

### Bedroom One

13'1 x 9'6 (3.99m x 2.90m)

UPVC window, radiator.

### En-suite

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

### Second Floor Landing

Loft access, storage cupboard.

### Bedroom Two

13'0 x 10'1 (3.96m x 3.07m)

UPVC window, radiator.

### Bedroom Three

13'0 x 9'6 max points (3.96m x 2.90m max points)

UPVC window, radiator.

### Bathroom

White panelled bath, wash hand basin, extractor fan, tiled splashbacks.

### Externally

To the front elevation, there is an easy to maintain forecourt and parking bay. While to the rear, there is a lovely easy to maintain garden which gives access to the pleasant garden 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 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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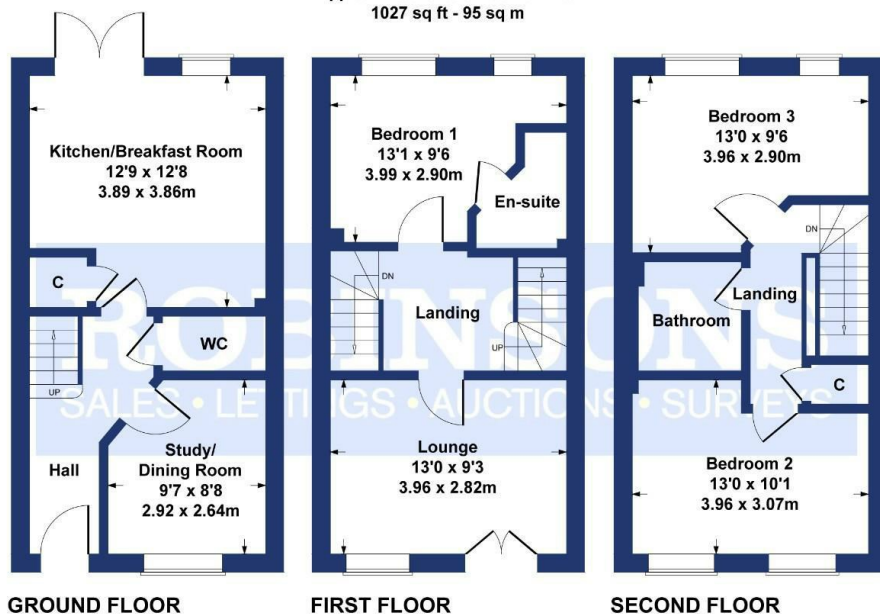
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Watson Park**  
Approximate Gross Internal Area  
1027 sq ft - 95 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 (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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