



Edison Drive, Spennymoor, DL16 7UW  
3 Bed - House - Semi-Detached  
£155,000

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Robinsons are delighted to offer to the market this well presented family home which is positioned on an attractive plot making the property appeal to a variety of purchasers from the first time buyers to families. This beautiful home is conveniently situated on the popular Merrington Park development on the outskirts of Spennymoor town centre and local schools, amenities and bus routes lie within a half a mile radius. VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER and benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and DOUBLE BLOCK PAVED DRIVEWAY.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, LOUNGE, SUPERB KITCHEN / DINER with FRENCH DOORS leading to the rear garden. Whilst to the FIRST FLOOR, THREE BEDROOMS, MASTER having the added bonus of a lovely EN-SUITE and FAMILY BATHROOM. Whilst EXTERNALLY, to the front elevation there is a good sized blocked paved driveway with electric charging point, while to the rear there is larger than average enclosed garden and in more detail the accommodation comprises of :-

EPC Rating B  
Council Tax Band B

#### Hallway

Wood effect flooring, radiator, stairs to the first floor.

#### W/C

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

#### Lounge

16'0 x 11'8 max points (4.88m x 3.56m max points)  
UPVC window, radiator.

#### Kitchen/Diner

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

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

#### Landing

Loft access, radiator, storage cupboard.

#### Bedroom One

13'7 x 8'3 (4.14m x 2.51m)  
UPVC window, radiator.

#### En-suite

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

#### Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)  
UPVC window, radiator.

#### Bedroom Three

8'7 x 6'3 (2.62m x 1.91m)  
UPVC window, radiator.

#### Bathroom

6'2 x 5'5 (1.88m x 1.65m)

White panelled bath, w/c, wash hand basin, uPVC window, radiator, extractor fan.

#### Externally

To the front elevation, there is a double block paved driveway with electric car charging point. While to the rear, there is a pleasant garden.

#### 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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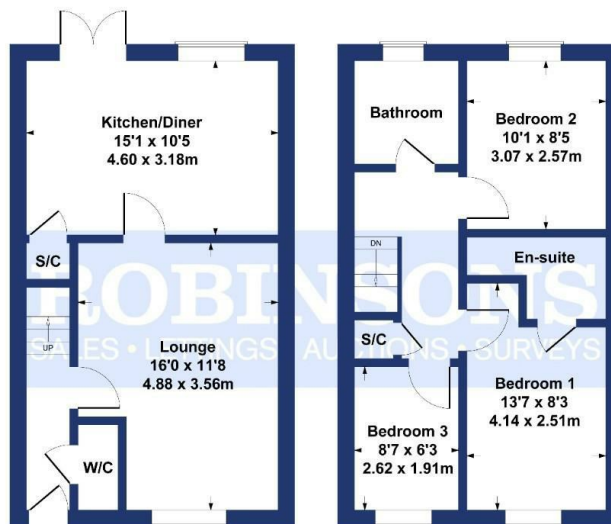
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## Edison Drive

Approximate Gross Internal Area  
812 sq ft - 75 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. 2023

Energy Efficiency Rating	
Current	Potential
83	96

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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