



Edison Drive, Spennymoor, DL16 7UW
3 Bed - House - Semi-Detached
Reduced £152,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

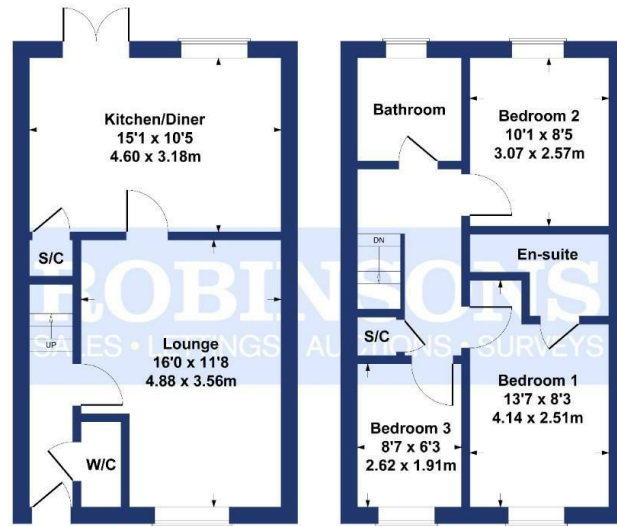
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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 ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

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



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk