



**Keldmere, Spennymoor, DL16 6UP**  
**4 Bed - House - Semi-Detached**  
**£175,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this well presented four bedroom extended semi-detached house, located on the ever-popular Greenways development which is conveniently located approx. 10/15 minute walk from Spennymoor town centre, local amenities and conveniently for local schools and transport links. In our opinion the property would suit a variety of purchasers from the first-time buyers, to growing families. This lovely property has stacks of potential and benefits from double extension to the side of the property, garage, driveway, ample living space, lovely kitchen, four good sized bedrooms, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. Early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance hallway, spacious lounge, separate dining room, fitted kitchen, to the first floor is a landing area which gives access to four good sized bedrooms and family bathroom. Externally to the front elevation there is a pleasant garden, while to the rear there is a pleasant, enclosed garden which gives access to a driveway and garage. Again, properties in this area rarely come to the market so early viewing is advised.

EPC Rating C  
Council Tax Band C

#### **Porch**

Storage cupboard, wood effect flooring.

#### **Hall**

Stairs to the first floor, access to the lounge.

#### **Lounge**

13'8 x 11'1 (4.17m x 3.38m )

UPVC window, radiator, quality flooring, electric fire and surround.

#### **Kitchen/Diner**

14'9 x 10'5 (4.50m x 3.18m)

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, stylish sink with mixer tap and drainer, tiled splashbacks, central island with breakfast bar, uPVC window, radiator, plumbed for washing machine, storage cupboard.

#### **Sitting Room**

17'5 x 11'6 (5.31m x 3.51m)

UPVC window, quality flooring, electric fire and surround.

#### **Landing**

Loft access.

#### **Bedroom One**

15'5 x 11'0 (4.70m x 3.35m)

UPVC window, fitted wardrobes, radiator.

#### **Bedroom Two**

13'7 x 8'2 (4.14m x 2.49m)

UPVC window, fitted wardrobes, storage cupboard.

#### **Bedroom Three**

9'0 x 8'1 (2.74m x 2.46m)

UPVC window, radiator.

#### **Bedroom Four**

10'4 x 5'9 (3.15m x 1.75m)

UPVC window, radiator, storage cupboard.

#### **Bathroom**

White panelled bath with shower over, wash hand basin, w/c, tiled splashbacks, uPVC window, radiator.

#### **Externally**

To the front elevation is a pleasant outlook. While to the rear, there is a pleasant garden which gives access to a garage and driveway.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band X - Approx. £xxxx p.a

Energy Rating: X

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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## Keldmere

Approximate Gross Internal Area  
1177 sq ft - 109 sq m



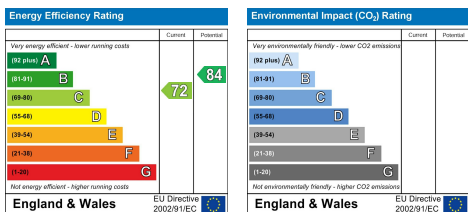
GROUND FLOOR

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



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