



Edison Drive, Spennymoor, DL16 7UW
3 Bed - House - End Terrace
£145,000

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Robinsons are delighted to offer to the market this well presented three-bedroom end of terrace 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, while to the rear there is larger than average enclosed garden and decked area. in more detail the accommodation comprises of :-

EPC Rating B
Council Tax Band B

Hallway

Radiator, stairs to the first floor.

W/C

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

Lounge

16'0 x 11'8 (4.88m x 3.56m)

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, plumbed for washing machine, radiator, space for fridge freezer, uPVC window, French doors leading to the rear, storage cupboard.

Landing

Loft access, radiator, storage cupboard.

Bedroom One

13'7 x 8'5 (4.14m x 2.57m)

UPVC window, radiator.

En-suite

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

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, w/c, uPVC window, extractor fan, tiled splashbacks.

Externally

To the front elevation, there is two parking bays. While to the rear, there is a good sized enclosed garden and decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

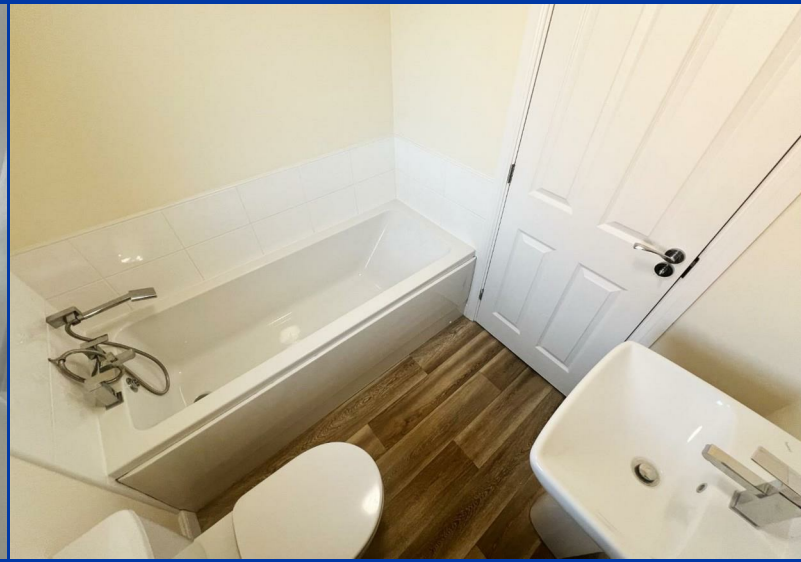
Mobile Signal/Coverage: Average

Tenure: Leasehold- 125 year lease starting from 4th October 2019.

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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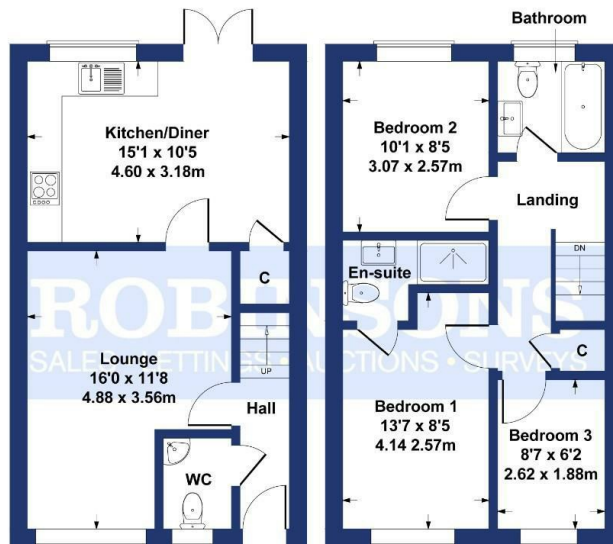
Property Auctions

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. 2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	95		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (101-150), B (81-100), C (65-80), D (50-64), E (31-49), F (15-30), G (1-20).

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

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