



**Chestnut Avenue, Spennymoor, DL16 7SN**  
**4 Bed - House - Semi-Detached**  
**£109,950**

**ROBINSONS**  
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Robinsons are pleased to offer to the market, this good sized four bedroom semi detached property, which is located on a large plot within a the popular location of Chestnut Avenue. This property is conveniently located Development being within close proximity to Spennymoor Town Centre, this property is local to schools, shops and local amenities. Ideal for the commute to nearby Durham City Centre, Teesside and Darlington.

THE FLOOR PLAN BRIEFLY COMPRISES OF - ENTRANCE HALL staircase to the first floor, spacious LOUNGE with French doors to rear garden, attractive KITCHEN. Separate DINING ROOM, ground floor W/C. To the first floor, four bedrooms with attractive modern bathroom. EXTERIOR of the property benefits from both front and rear gardens.

EPC Rating D  
Council Tax Band A

#### **Porch**

Access to the hall.

#### **Hallway**

Radiator, stairs to the first floor.

#### **Lounge**

19'4 x 11'0 max points (5.89m x 3.35m max points)

Wood effect flooring, radiator, uPVC window, French doors leading to the rear.

#### **Dining Room**

10'1 x 7'4 (3.07m x 2.24m)

Wood effect flooring, uPVC window, radiator.

#### **Kitchen**

10'3 x 9'5 (3.12m x 2.87m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, radiator, space for fridge freezer.

#### **Inner Hall**

Access to the side of the property. storage cupboard.

#### **W/C**

W/C, uPVC window.

#### **Landing**

Loft access, uPVC window.

#### **Bedroom One**

11'8 x 10'1 max points (3.56m x 3.07m max points)

UPVC window, radiator.

#### **Bedroom Two**

15'0 x 8'9 max points (4.57m x 2.67m max points)

UPVC window, radiator.

#### **Bedroom Three**

10'0 x 7'3 max points (3.05m x 2.21m max points)

UPVC window, radiator.

#### **Bedroom Four**

6'5 x 5'8 (1.96m x 1.73m)

UPVC window, radiator.

#### **Bathroom**

7'0 x 6'4 (2.13m x 1.93m)

Panelled bath with shower over, wash hand basin, w/c, uPVC window, radiator, extractor fan.

#### **Externally**

To the front elevation, there is a pleasant garden which leads to a hard standing area to the side of the property. While to the rear, there is a good-sized patio/garden.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

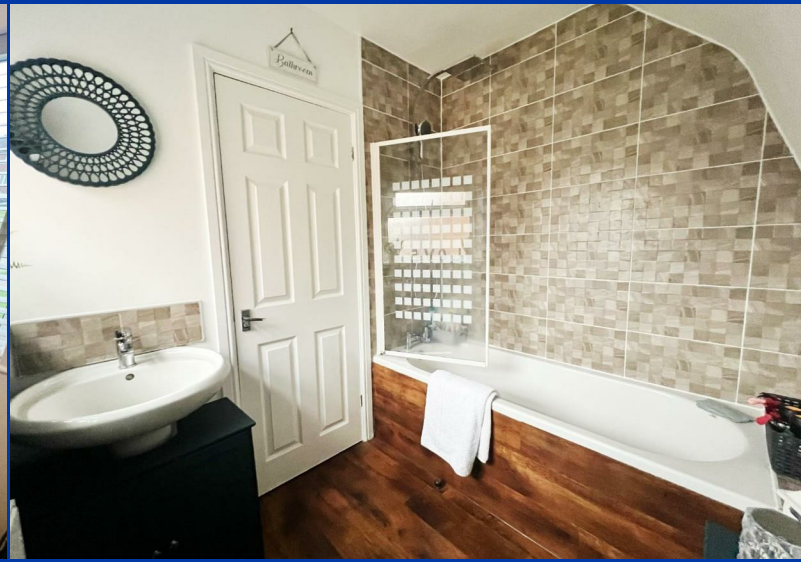
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,627.87 p.a

Energy Rating: D

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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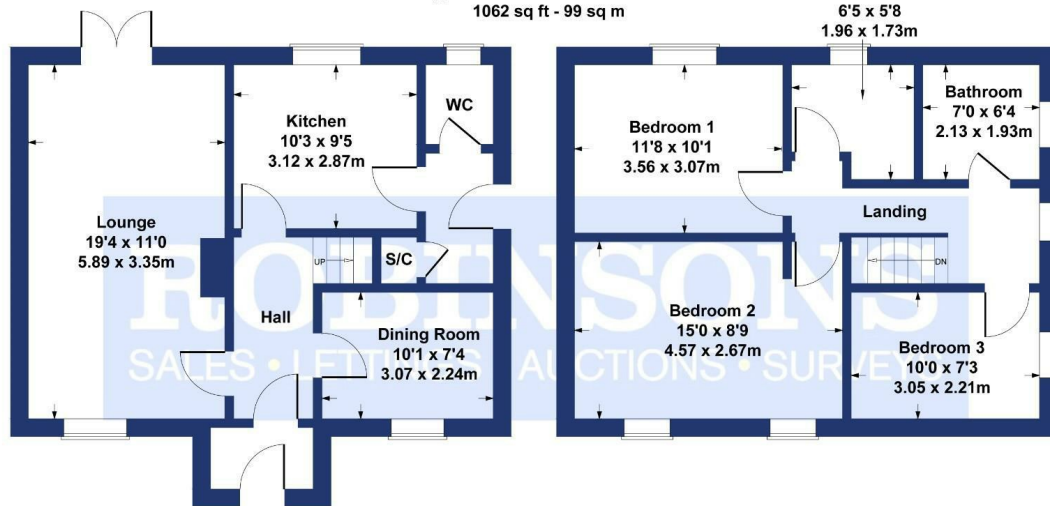
Strategic Marketing Plan

Dedicated Property Manager

## Chesnut Avenue

Approximate Gross Internal Area  
1062 sq ft - 99 sq m

Bedroom 4  
6'5 x 5'8  
1.96 x 1.73m



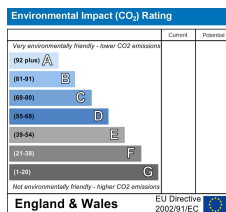
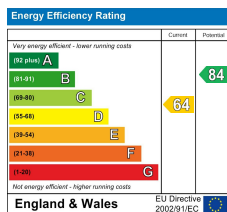
GROUND FLOOR

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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