

Woodward Road, Spennymoor, DL16 7US
3 Bed - House - Mid Link Terrace
£149,950

ROBINSONS
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Robinsons are delighted to offer for sale this WELL PRESENTED THREE BEDROOMED MID LINK HOUSE located on Merrington Park. A popular residential development on the outskirts of Spennymoor, within easy reach of the town centre, where there are a range of shopping and leisure facilities. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT. Built by Barratt Homes to their popular and high-quality home standards, the property offers an excellent family sized accommodation with the benefit of LARGE OPEN PLAN LOUNGE/DINING ROOM, MASTER BEDROOM WITH EN-SUITE, OFF STREET PARKING, GARAGE, GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

In brief the property comprises of entrance hallway, spacious open plan lounge / dining room, modern kitchen, ground floor W/C. To the first floor are three good sized bedrooms with master having the added bonus of en-suite facilities and family bathroom. Externally to the front of the property there is an easy to maintain garden, while to the rear there is a good sized garden and patio which gives access to a garage and driveway, again giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band C

Hallway

With central heating radiator and staircase to first floor.

Downstairs WC

With wc, wash hand basin, extractor fan and upvc window.

Lounge/Dining Room

15'x14'4 (max measurements) (4.57mx4.37m (max measurements))

With storage cupboard, space for dining room table, central heating radiator, upvc window and french doors to rear.

Kitchen

12'1x7'5 (3.68mx2.26m)

Fitted with a modern range of wall and base units, contrasting work surfaces, stainless steel sink unit with mixer tap and drainer, integrated oven, hob, extractor fan, integrated washing machine, space for fridge freezer, space for small dining table, central heating radiator and upvc window.

First Floor

Landing

With storage cupboard, central heating radiator and access to loft space.

Bedroom 1

13'7x8'4 (4.14mx2.54m)

With central heating radiator, space for wardrobes and upvc window.

En-Suite

Shower cubicle with electric shower, wc, wash hand basin, tiled splash backs, extractor fan and central heating radiator.

Bedroom 2

10'1x8'4 (3.07mx2.54m)

With wood effect flooring, central heating radiator and upvc window.

Bedroom 3

8'8x6'2 (2.64mx1.88m)

With central heating radiator and upvc window.

Bathroom

Three piece suite comprising panelled bath, wc, pedestal wash hand basin, tiled splash backs, extractor fan, central heating radiator and upvc window.

Externally

To the front of the property there is an easy to maintain garden, whilst to the rear there is a good sized garden, decking area and gives access to the driveway and single garage.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

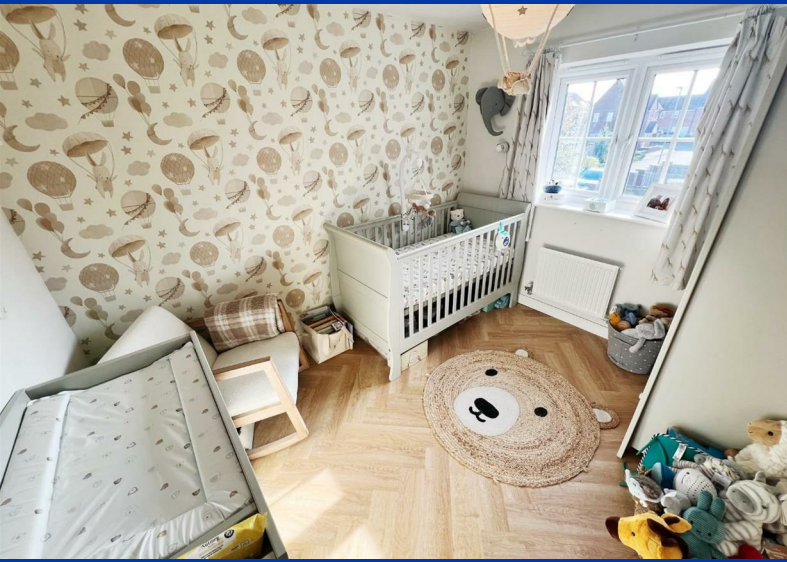
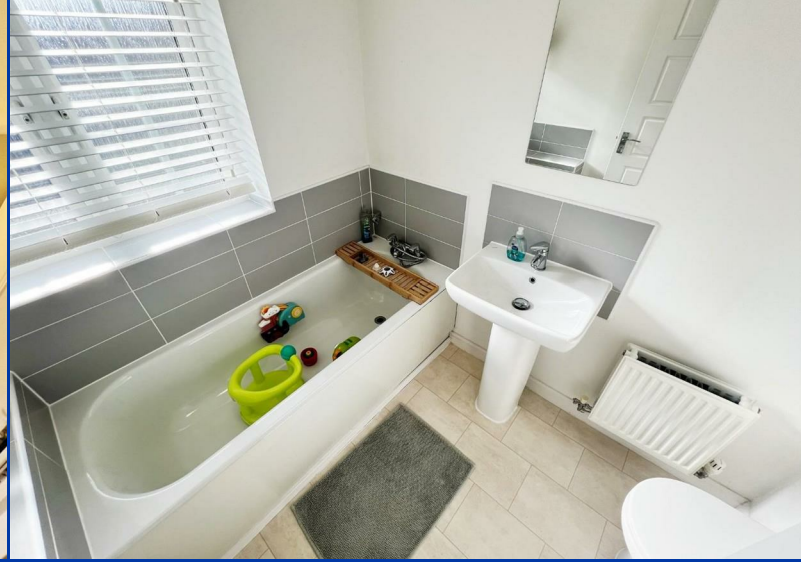
Tenure: Freehold

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

£2,170.51 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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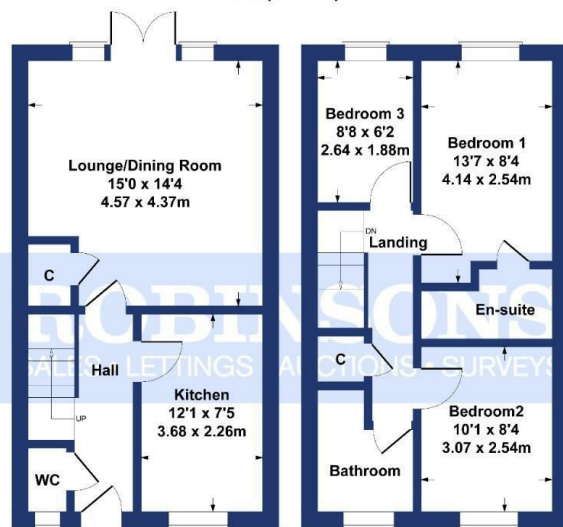
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodward Road, Spennymoor

Approximate Gross Internal Area
791 sq ft - 73 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	
Current	Potential
83	96
<small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Not environmentally friendly - lower CO2 emissions</small>	
<small>England & Wales</small>	

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