



South View, Kirk Merrington, DL16 7JB
3 Bed - House - Mid Terrace
Reduced £132,700

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Robinsons are delighted to offer to the market this superbly presented and recently refurbished THREE BEDROOMED TERRACED FAMILY HOME, which in our opinion would be suitable for a WIDE RANGE of PURCHASERS, including FIRST TIME BUYERS, YOUNG COUPLES, OR LANDLORD/INVESTOR looking for a Buy to Let property. In superb decorative order throughout, this comfortable property has a cottage style feel and has the added bonus of; new stunning kitchen and bathroom, new floor covering throughout, gas central heating and UPVC double glazing. Early viewing is advised to avoid any disappointment. The property lies within easy reach of Kirk Merrington school with outstanding Ofsted report, local shops and amenities that's on offer in Spennymoor, ideal for the commuter travelling to nearby Durham City, Darlington and Teesside.

The floor plan briefly comprises of; ENTRANCE HALLWAY, spacious LOUNGE, separate dining room, Stunning and new fitted KITCHEN and the beautiful bathroom completes the ground floor. To the first floor there are THREE WELL PROPORTIONED BEDROOMS. To the rear of the property there is a good sized enclosed yard. In more detail the accommodation comprises:-

EPC Rating D
Council Tax Band A

Hallway

New flooring, radiator, stairs to the first floor.

Lounge

12'1 x 10'9 + bay (3.68m x 3.28m + bay)
UPVC bay window, radiator, new flooring.

Dining Room

12'3 x 11'6 max points (3.73m x 3.51m max points)
New flooring, uPVC window, radiator.

Kitchen

12'3 x 6'9 (3.73m x 2.06m)
Stunning modern wall and base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled splashbacks, stylish flooring, radiator, storage cupboard, space for fringe freezer.

Inner Hall

Access to the rear, stylish flooring.

Bathroom

7'5 x 6'8 (2.26m x 2.03m)
Beautiful fully tiled suite, white panelled bath with shower over, wash hand basin, w/c, radiator, uPVC window, extractor fan, spotlights.

Landing

New flooring, access to the bedrooms.

Bedroom One

15'8 x 11'6 max points (4.78m x 3.51m max points)
UPVC window, radiator, wood effect flooring.

Bedroom Two

11'2 x 8'8 (3.40m x 2.64m)
UPVC window, radiator, storage cupboard, airing cupboard, loft access.

Bedroom Three

12'3 x 7'0 (3.73m x 2.13m)
UPVC window, radiator, wood effect flooring.

Externally

To the front elevation, there is a easy to maintain forecourt and to the rear, there is a easy to maintain yard.

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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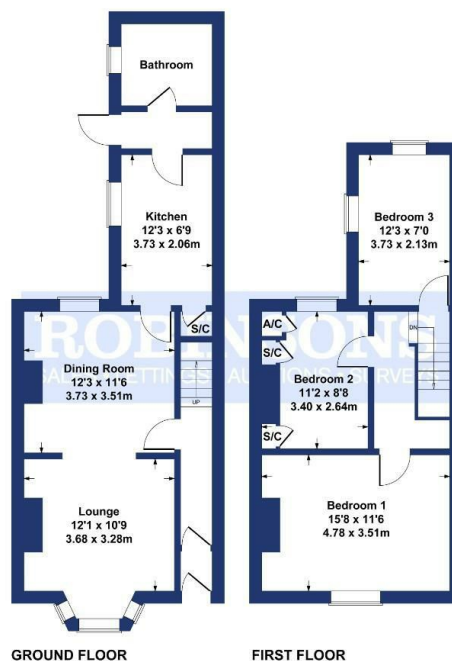
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South View
Approximate Gross Internal Area
977 sq ft - 91 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 |
| Very energy efficient - lower running costs | |
| A (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| A (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not environmentally friendly - higher CO ₂ 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@robinsonsspennymoor.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, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk