

Rothery Walk, Whitworth, DL16 7RJ  
3 Bed - House - End Terrace  
Reduced £149,995

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**\*\*NO ONWARD CHAIN\*\***

Robinsons are delighted to offer to the market this property which is perfect for first time buyers and is offered to the market with no onward chain. This three bedroom end of terrace property, is situated on the ever popular Burton Woods Development, built by Barratt Homes, and lies within easy reach of Spennymoor Town centre, local shops, schools and amenities and is ideally placed for the commuter travelling to nearby Durham City, Darlington and Teesside. The A1 and A19 are in close proximity which offers good road links to other parts of the region.

The floor plan briefly comprises: ENTRANCE vestibule, ground floor w/c, spacious lounge, kitchen/diner. To the first floor is three well proportioned bedrooms with the master bedroom having an added bonus of a mirrored wardrobe. The family bathroom completes the first floor. Whilst externally, the property sits on an attractive plot. The front elevation enjoys a larger than average garden, while to the rear there is a beautiful easy to maintain garden, with a raised decked and stunning patio area, which gives access to the double length driveway and garage, which benefits from power and lighting. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating C  
Council Tax Band B

#### Hallway

Radiator.

#### W/C

W/C, wash hand basin, radiator, uPVC window.

#### Lounge

15'7 x 15'0 (4.75m x 4.57m)

Electric fire, uPVC window, radiator, stairs to first floor.

#### Kitchen/Diner

15'0 x 8'3 (4.57m x 2.51m )

Modern and wall base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, space for dining room table, radiator, uPVC window, french doors leading to the rear, tiled splashbacks, storage cupboard.

#### Landing

Loft access.

#### Bedroom one

13'3 x 8'5 (4.04m x 2.57m)

UPVC window, radiator, fitted wardrobes.

#### Bedroom two

10'7 x 8'5 (3.23m x 2.57m )

UPVC window, radiator.

#### Bedroom three

10'1 x 6'2 (3.07m x 1.88m)

UPVC window, radiator, storage cupboard.

#### Bathroom

White panelled bath with shower over, W/C, wash hand basin, tiled flooring and splashbacks, uPVC window, radiator and extractor fan.

#### Externally

To the front elevation there is a good sized garden. While to the rear there is a beautiful enclosed garden and patio and decked area which gives access to a double length driveway and garage which has power and lighting.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 900 Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

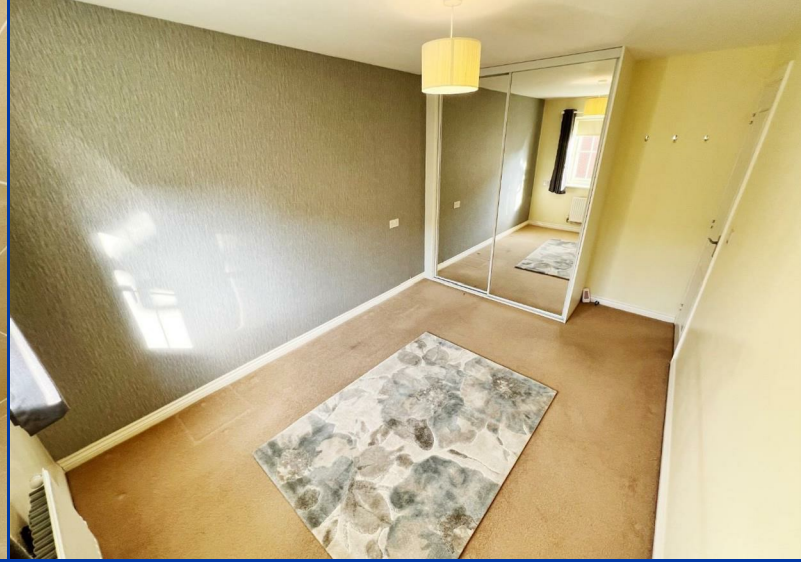
Council Tax: Durham County Council, Band B - Approx.

£1,899.20 p.a

Energy Rating: C

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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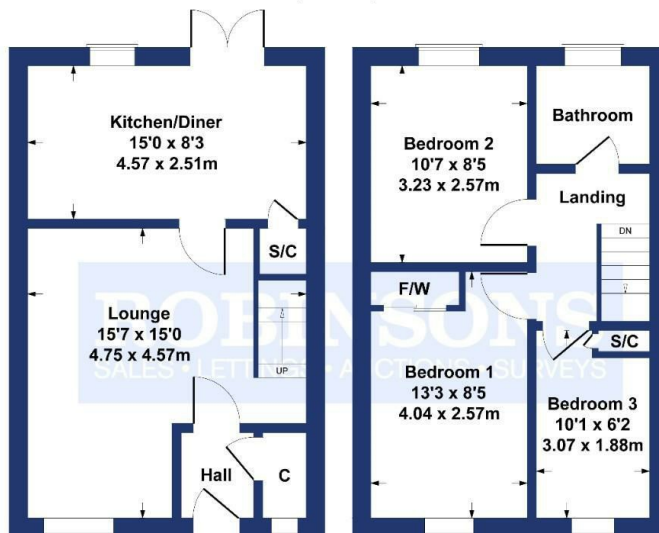
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Rothery Walk

Approximate Gross Internal Area  
730 sq ft - 68 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		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		75	89

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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