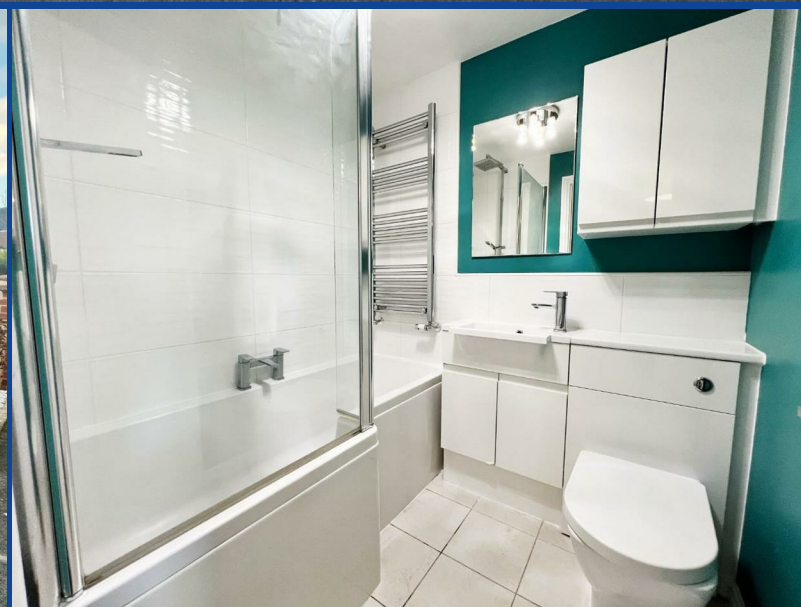




Watson Park, Spennymoor, DL16 6NB
3 Bed - House - Terraced
O.I.R.O £159,950

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Robinsons are delighted to offer to the market WITH NO CHAIN, this well presented home with three double bedrooms, positioned pleasantly within the highly sought after, family orientated Durham Gate development on Watson Park. The property is well positioned with easy access to all of the local amenities offered in & around Spennymoor. With a wide variety of local shops, schools & restaurants offered locally, this is the ideal opportunity for a family to acquire this exceptionally well maintained home within this popular location. Thorough internal inspection is essential in order to fully appreciate the style, standard, quality, layout & size of this immaculate home for sale. This well proportioned home is also within excellent commuting distance to all of the major road links leading to both the A1 & the A19 & is conveniently located for access to Durham City, Darlington & Teesside. This superb 'Greyfriars' design home, built by Persimmon Homes, has been a loving family home and will be an interest to many different types of buyers including first time buyers and investors.

In brief this property comprises of: entrance hallway with access to a ground floor cloaks/wc, spacious breakfasting kitchen & separate dining room/office. The first floor landing boasts a lovely lounge with juliet balcony to front & a master bedroom with en-suite facilities. Whilst the second floor has the two further double bedrooms & family bathroom. Externally, there is a enclosed garden to the rear and to the front elevation, there is an easy to maintain forecourt, parking bay and garage.

EPC Rating C
Council Tax Band C

Hallway

Wood effect flooring, radiator, stairs to first floor.

W/C

W/C, wash hand basin, radiator, wood effect flooring, extractor fan.

Study

9'8 x 8'8 max points (2.95m x 2.64m max points)
Wood effect flooring, radiator, uPVC window.

Kitchen/Diner

12'9 x 12'7 (3.89m x 3.84m)
Modern wall and base units, integrated fridge freezer, oven, hob, extractor fan, plumbed for washing machine and dish washer, stainless steel sink with mixer tap, wood effect flooring, radiator, TV point, spot lights, uPVC window, french doors leading to the rear, storage cupboard.

First Floor Landing

Stairs to second floor and access to master bedroom and lounge.

Lounge

13'0 x 9'1 (3.96m x 2.77m)
UPVC window, radiator, french doors with juliet balcony.

Bedroom One

13'0 x 9'4 (3.96m x 2.84m)
UPVC windows, radiator.

En-suite

Shower cubicle, wash hand basin, W/C, extractor fan.

Second Floor Landing

Airing cupboard.

Bedroom Two

13'0 x 10'1 (3.96m x 3.07m)
UPVC window, radiator.

Bedroom Three

13'0 x 9'6 (3.96m x 2.90m)
UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, mostly tiled, extractor fan.

Externally

To the front elevation there is an easy to maintain forecourt. While to the rear, there is a pleasant enclosed garden.

Agent 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. £2,170.51p.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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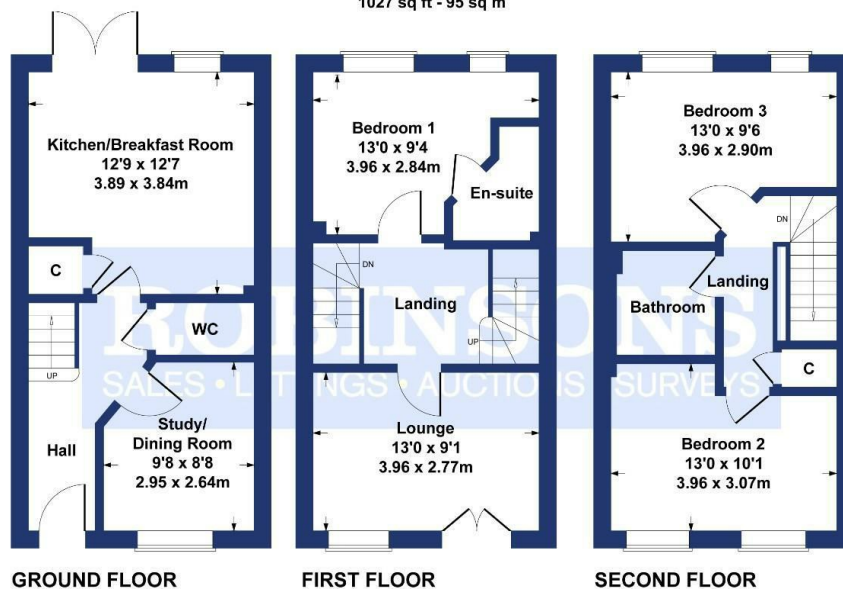
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Watson Park

Approximate Gross Internal Area
1027 sq ft - 95 sq m



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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		78	90

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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