

Moorside, DL16 7DZ
3 Bed - House - Semi-Detached
Reduced £94,950

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Robinsons are pleased to offer to the market this good sized three bedroom semi detached property, which is located on a large corner plot within a quiet cul-de-sac in Moorside Crescent which is offered to the market with no onward chain. Conveniently located for access to nearby Spennymoor town centre, local bus routes, schools and amenities. In our opinion the property should suit a variety of purchasers. The property has an endless amount of benefits and some of its key features are larger than average garden, gas central heating and UPVC double glazing.

In brief the property comprises of; entrance hallway, spacious lounge, open plan kitchen/dining room. To the first floor, there are three bedrooms and family bathroom. Externally to the front elevation there is a easy to maintain garden, while to the rear, there is a huge garden, which would be fantastic for any grown family.

EPC Rating C
Council Tax Band A

Hall

Radiator, uPVC window, stairs to first floor.

Lounge

17'4 x 11'2 max points (5.28m x 3.40m max points)
UPVC window, radiator.

Kitchen/Diner

17'4 x 13'0 max points (5.28m x 3.96m max points)
Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, tiled splashbacks, stainless steel sink, space for fridge freezer and dining room table, radiator.

Landing

Airing cupboard, loft access.

Bedroom One

11'4 x 9'9 (3.45m x 2.97m)
Storage cupboard, uPVC window, radiator.

Bedroom Two

11'3 x 9'7 max points (3.43m x 2.92m max points)
Storage cupboard, uPVC window, radiator.

Bedroom Three

8'0 x 7'4 (2.44m x 2.24m)
Storage cupboard, uPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, uPVC window, extractor fan, fully tiled.

W/C

W/C, fully tiled, uPVC window.

Externally

To the front elevation there is an easy to maintain garden, while to the rear there is a large and enclosed 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. £1,627.87p.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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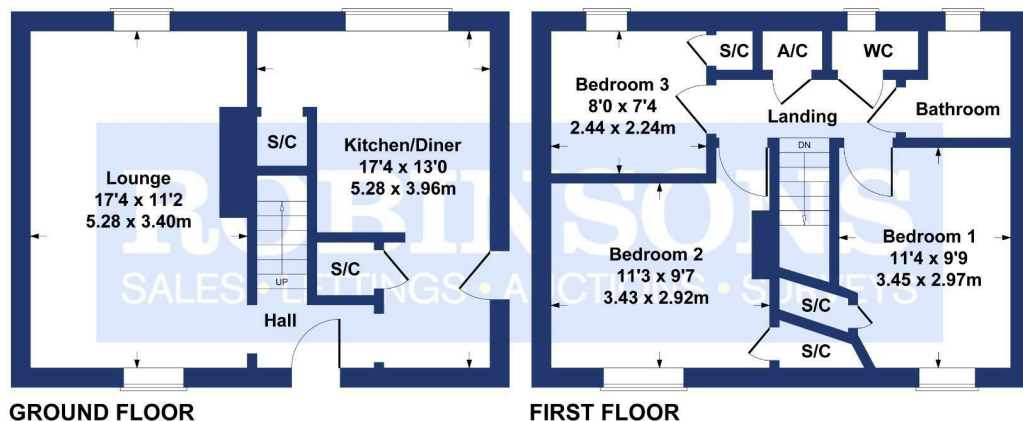
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Moorside

Approximate Gross Internal Area
820 sq ft - 76 sq m



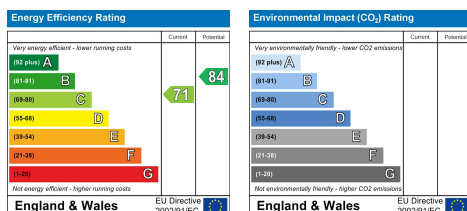
GROUND FLOOR

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



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