



Blenkin Way, Spennymoor, DL16 6BG
3 Bed - House - Semi-Detached
Reduced £184,000

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Robinsons are thrilled to offer to the sales market this well presented three bedroom semi-detached house, which is located on the desirable Blenkin Way, Durham Gate development. The house should prove to be a fantastic family home, having a lengthy driveway, allowing off road parking for at least two vehicles and leads to a detached garage, South facing enclosed rear garden.

The house benefits from being warmed by gas central heating and is fully UPVC double glazed.

The internal accommodation comprises; entrance vestibule, spacious lounge, kitchen/dining room which is fitted with a modern range of wall, base and drawer units with integrated hob, oven, dishwasher and fridge/freezer, space for dining table and French doors leading to the rear garden. Cloakroom/WC.

To the first floor there are three bedrooms, the main having fitted wardrobes and an en-suite shower room. To conclude the accommodation there is a bathroom with three piece suite, including shower over bath.

Outside there is an enclosed, South facing rear garden which is mostly laid to lawn with a paved patio area. To the side of the house there is a lengthy driveway, which allows off road parking for at least two vehicles and leads to a detached garage.

Blenkin Way is a modern housing development in Durham Gate, Spennymoor and is within close proximity to the town centre, which has a wide range of shopping amenities and healthcare facilities, schooling and bus links.

We recommend an internal viewing to fully appreciate this house, please contact Robinsons to arrange yours.

EPC Rating B
Council Tax Band C

Hallway

Tiled flooring, radiator, stairs to first floor.

Lounge

13'8 x 12'1 (4.17m x 3.68m)
UPVC window, radiator.

W/C

W/C, wash hand basin, radiator, extractor fan, tiled flooring and splashbacks.

Kitchen/Diner

9'4 x 15'4 (2.84m x 4.67m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, integrated fridge freezer and dishwasher, space for dining room table, spotlights, storage cupboard, tiled flooring.

Landing

Loft access.

Bedroom One

11'1 x 10'2 (3.38m x 3.10m)

UPVC window, radiator, fitted wardrobes.

En-suite

Shower cubicle, wash hand basin, chrome towel radiator, W/C, uPVC window, fully tiled, extractor fan.

Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)

UPVC window, radiator.

Bedroom Three

11'6 x 6'5 (3.51m x 1.96m)

UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, fully tiled, extractor fan.

Externally

To the front elevation, there is an easy to access maintain garden and driveway which leads to the rear garden. While to the rear, there is a lovely enclosed garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Average

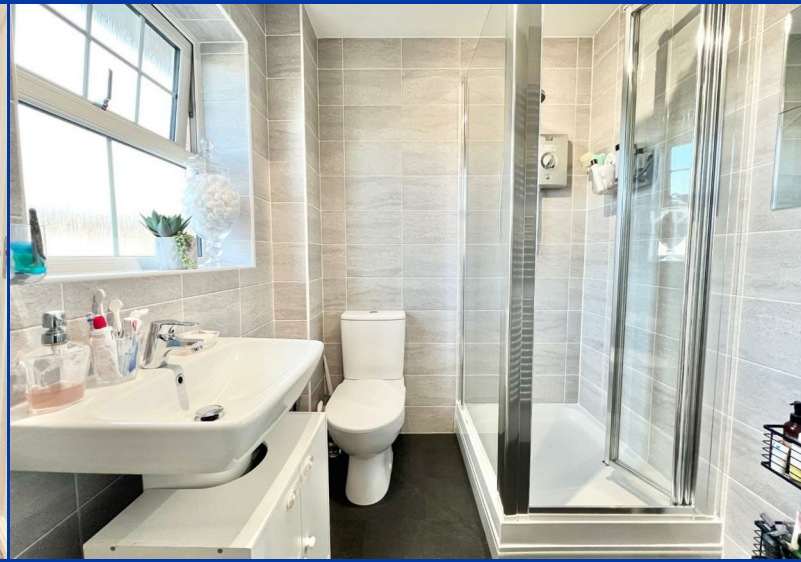
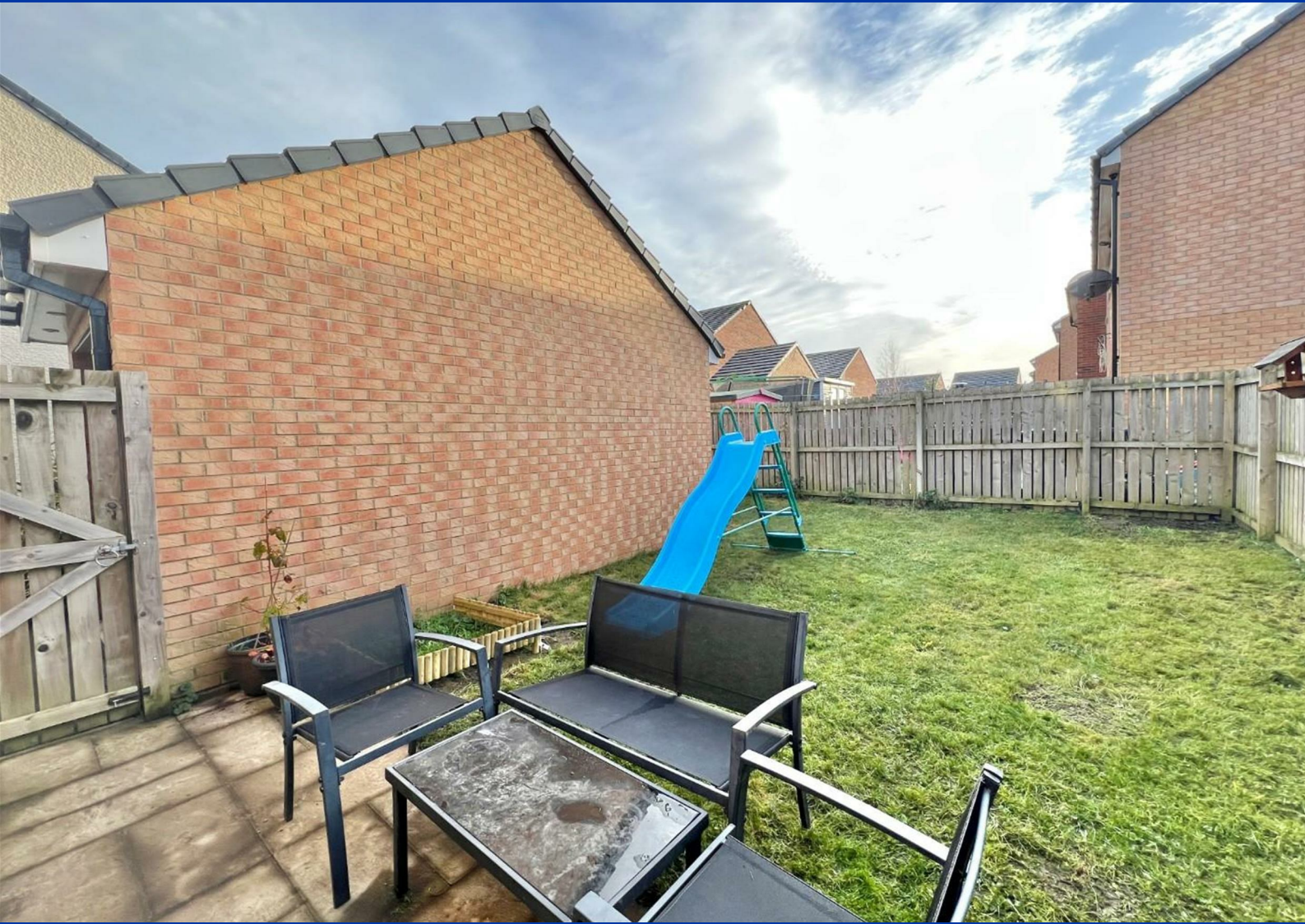
Tenure: Freehold

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

£2,170.51p.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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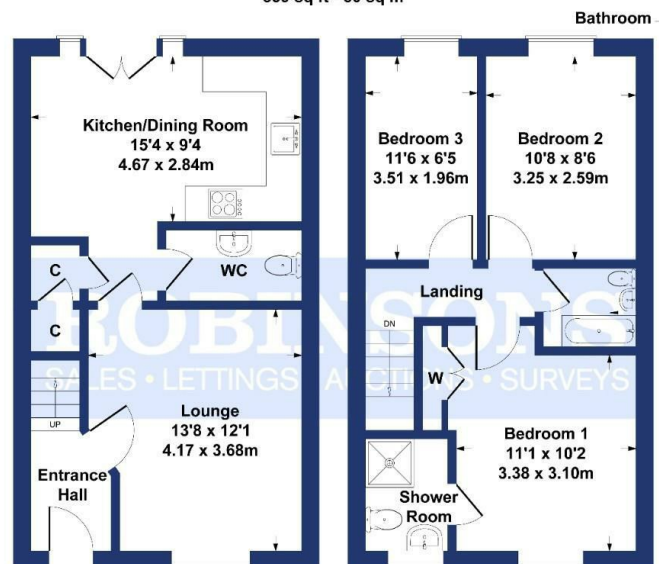
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Blenkin Way

Approximate Gross Internal Area
859 sq ft - 80 sq m



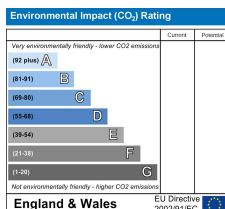
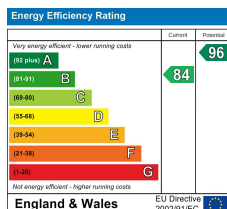
GROUND FLOOR

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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