

Edison Drive, Spennymoor, DL16 7UW
2 Bed - House - Semi-Detached
£135,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this stunning terraced house with two double bedrooms, situated pleasantly within the popular, family orientated area of Merrington Park, Spennymoor. This immaculate residence would be the perfect purchase for the young family or first-time buyer & has been exceptionally well maintained throughout. Having easy access to all of the local amenities that Spennymoor itself has to offer, this deceptively spacious home is also within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing.

This stunningly finished mid-terrace property is sure to attract a high level of interest and must be viewed! Internal accommodation consists of; entrance hallway, a cosy lounge and spacious kitchen/diner to the ground floor along with a handy downstairs WC. The first floor holds a spacious main bedroom with built in storage as well as a second bedroom and well equipped family bathroom. Externally, the property offers an enclosed rear garden and allocated parking.

EPC Rating B
Council Tax Band B

Vestibule

Access to Lounge.

Lounge

13'0 x 11'7 max points (3.96m x 3.53m max points)
UPVC window, radiator, quality flooring, stairs to first floor.

W/C

W/C, wash hand basin, radiator, extractor fan.

Kitchen/Diner

12'8 x 11'6 max points (3.86m x 3.51m max points)
Modern white wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, space for dining room table, stainless steel sink with mixer tap and drainer, plumbed for washing machine, extractor fan, large storage cupboard, spot lights, french doors leading to the rear garden.

Landing

Loft access.

Bedroom One

13'0 x 9'3 (3.96m x 2.82m)
UPVC window, radiator, quality flooring.

Bedroom Two

12'9 x 7'6 (3.89m x 2.29m)
UPVC window, radiator, quality flooring.

Bathroom

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

Externally

To the front elevation there is an easy to maintain garden. While to the rear, the property enjoys a good sized enclosed garden and patio. The property also has the benefit of a parking bay which is located to the rear.

Agent Notes

()

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 10000Mbps

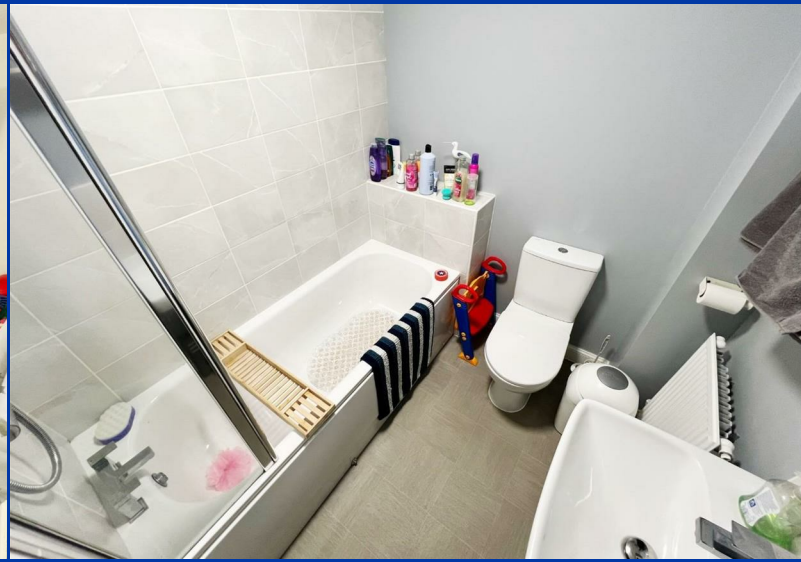
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,899.20p.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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

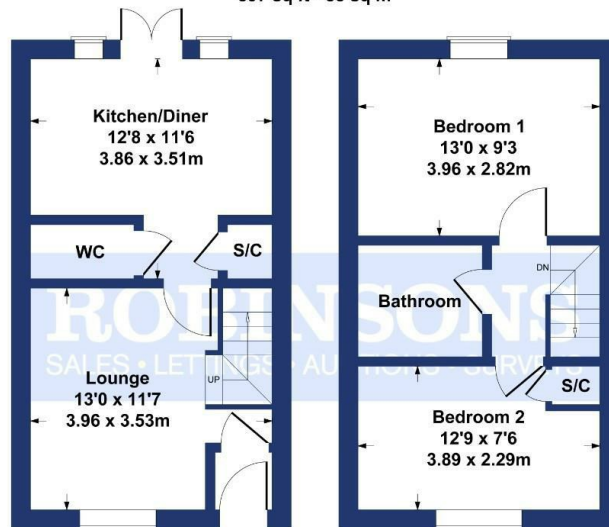
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Edison Drive

Approximate Gross Internal Area
597 sq ft - 55 sq m



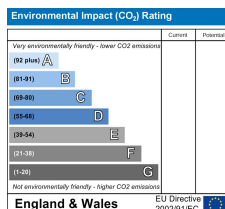
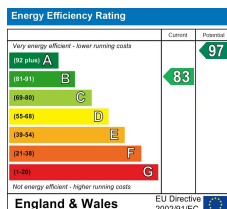
GROUND FLOOR

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. 2025



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
DH16 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

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk