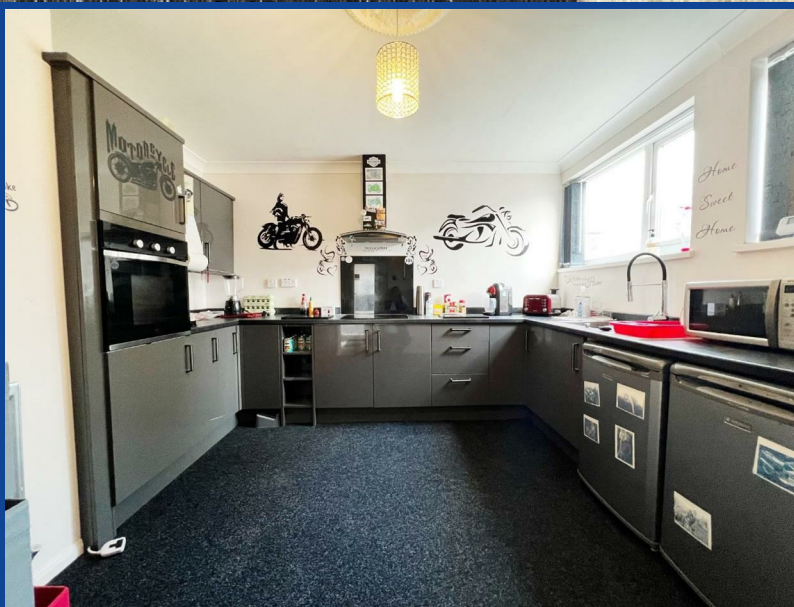




Tudhoe Moor, Spennymoor, DL16 6EZ
2 Bed - House - Semi-Detached
£109,950

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Robinsons are delighted to offer to the market this well presented and upgraded, two-bedroom semi-detached house, which has the benefit of a DOUBLE GARAGE and workshop to the rear. Located on Tudhoe Moor in a popular residential area of Green Lane within walking distance of local shops, schools, bus services and approximately one mile from the town centre, where there are a range of shopping and leisure facilities. Close to an excellent network of roads providing easy access to the surrounding residential and commercial areas including Durham, Darlington, Teesside and Newcastle. The property has the benefit of gas central heating, uPVC double glazing, modern kitchen and shower room.

The accommodation briefly comprises of: Entrance Hall, Lounge, Kitchen, Utility Area, Landing, Two double Bedrooms, Shower room/WC. Externally, there are enclosed gardens to the front and driveway which leads to the rear garden, garages and workshop. The property is offered for sale at a competitive price level and early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

19'0 x 11'0 (5.79m x 3.35m)
UPVC window, radiator.

Kitchen

12'5 x 11'9 (3.78m x 3.58m)
Modern wall and base units, integrated oven, hob, extractor fan, breakfast bar, stainless steel sink with mixer tap and drainer, uPVC window, space for under counter fridge freezer, radiator.

Utility Room

Base units, plumbed for washing machine, uPVC window.

Landing

UPVC window, loft access via storage cupboard.

Bedroom One

15'9 x 9'9 max points (4.80m x 2.97m max points)
UPVC window, radiator.

Bedroom Two

12'7 x 8'9 (3.84m x 2.67m)
UPVC window, radiator.

Shower Room

Walk in shower cubicle, wash hand basin, W/C, uPVC window, chrome towel radiator, airing cupboard.

Externally

To the front elevation there is an easy to maintain garden and driveway, which leads to the rear garden, double garage and a sun house.

Double Garage

18'6 x 15'9 max points (5.64m x 4.80m max points)
Power and lighting.

Workshop/Sun House

16'5 x 12'7 max points (5.00m x 3.84m max points)
French doors, power and lighting.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,627.87 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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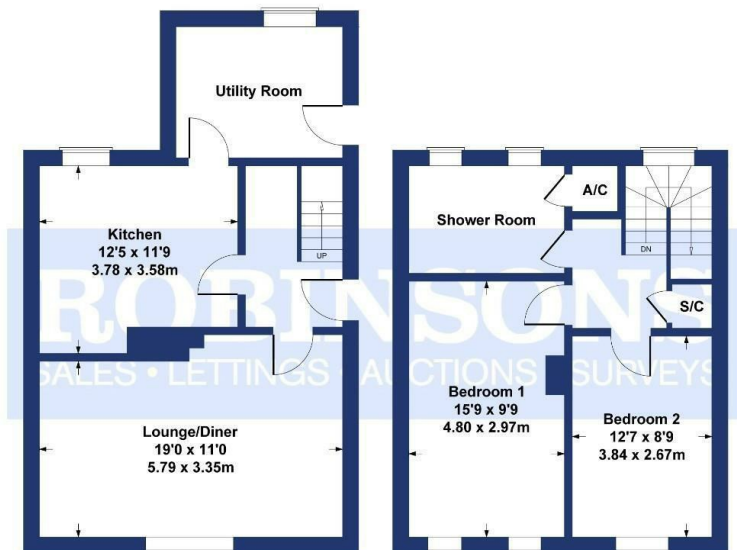
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tudhoe Moor

Approximate Gross Internal Area
975 sq ft - 91 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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