

Swan Walk, Spennymoor, DL16 7UU
3 Bed - House - End Terrace
£155,000

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Robinsons are delighted to offer for sale this well presented Three Bedroom end terraced property located on Merrington Park. A popular residential development on the outskirts of Spennymoor, within easy reach of the town centre, where there are a range of shopping and leisure facilities. **EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT.** Built by Barratt Homes to their popular and high-quality home standards, the property offers an excellent family sized accommodation with the benefit of large open plan lounge / dining room, master bedroom with en-suite, off street parking, garage, gas central heating and uPVC double glazing.

In brief the property comprises of entrance hallway, spacious open plan lounge / dining room, modern kitchen, ground floor W/C. To the first floor are three good sized bedrooms with master having the added bonus of en-suite facilities and family bathroom. Externally to the front of the property there is an easy to maintain garden with a pleasant outlook, while to the rear there is a good sized garden and patio which gives access to a garage and driveway, again giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band C

Hallway

Stylish flooring, radiator, stairs to first floor.

W/C

W/C, wash hand basin, storage cupboard, uPVC window, radiator.

Lounge

15'0 x 14'5 max points (4.57m x 4.39m max points)
Electric fire, stylish flooring, radiator, french doors leading to rear.

Kitchen/Diner

12'1 x 8'0 (3.68m x 2.44m)
Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer, tiled splashbacks, space for dining room table, plumbed for washing machine, radiator, stylish flooring, uPVC window.

Landing

Radiator, loft access, storage cupboard.

Bedroom One

11'8 x 8'5 (3.56m x 2.57m)
Fitted wardrobes, radiator, uPVC window.

En-suite

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

Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)
UPVC window, radiator.

Bedroom Three

8'7 x 6'2 (2.62m x 1.88m)
UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, W/C, tiled splashbacks, uPVC window, radiator, extractor fan.

Externally

Externally the property benefits from a good sized block paved driveway which leads to a garage. 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 *

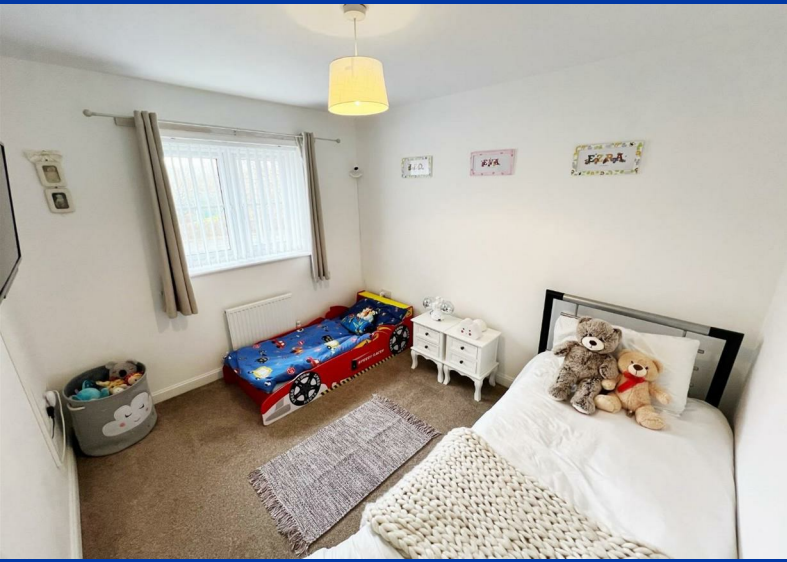
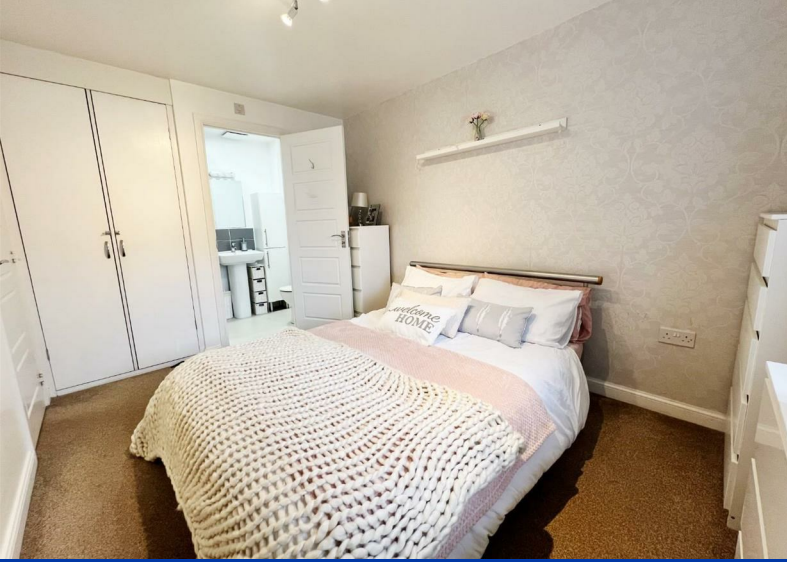
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 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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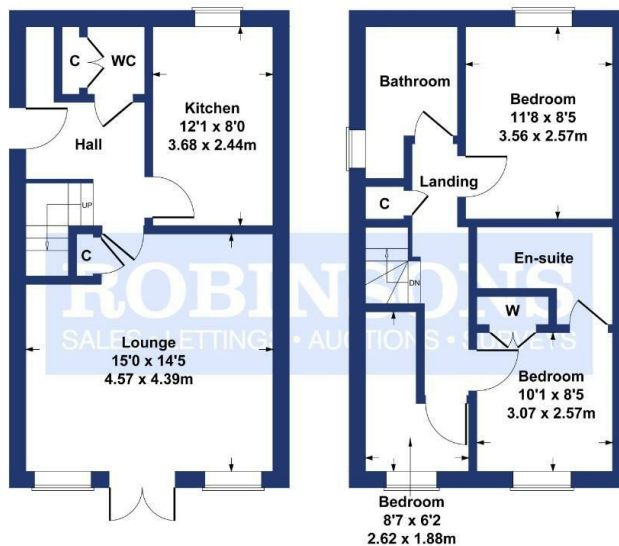
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Swan Walk
Approximate Gross Internal Area
810 sq ft - 75 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
55-74	E		
35-54	F		
15-34	G		
Not energy efficient - higher running costs			
		77	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
55-54	E		
35-34	F		
15-10	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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