



Ridgeside, Kirk Merrington, DL16 7HG  
2 Bed - Bungalow  
£285,000

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Robinsons are delighted to offer this superb opportunity to acquire this rarely available EXTENDED TWO BEDROOM LINK DETACHED BUNGALOW situated in the desirable area of Ridgeside, North Close, on the outskirts of Kirk Merrington. The property is approximately two miles from Spennymoor town centre with local amenities and schools also close by. This beautiful family home is also well placed for commuting purposes being within easy reach of the A19 and A1 which is ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and other parts of the region. Buyers certainly will not be disappointed on viewing and the property benefits from spacious lounge, beautiful kitchen and bathrooms, easy to maintain gardens, two double bedrooms with fitted wardrobes, off road parking and garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALLWAY, spacious LOUNGE, beautiful open plan kitchen/diner, useful utility room, TWO well proportioned BEDROOMS with fitted wardrobes and FAMILY BATHROOM. Externally the property sits on a well proportioned plot with GARDENS to the FRONT & REAR, and a larger than average GARAGE and off road parking .

EPC Rating D  
Council Tax Band C

#### Hallway

Loft access, storage cupboard, radiator.

#### Lounge

15'9 x 10'6 (4.80m x 3.20m)

Large uPVC window, radiator, gas fire and surround.

#### Kitchen/Diner

15'9 x 8'6 (4.80m x 2.59m)

Stylish wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, sink with mixer tap and drainer, plumbed for dishwasher, uPVC window, radiator, space for dining room table, tiled splashbacks.

#### Garden Room

18'1 x 5'7 (5.51m x 1.70m)

UPVC windows, radiator, tiled splashbacks.

#### Utility Room

8'5 x 6'3 (2.57m x 1.91m)

Wall and base units, plumbed for washing machine, radiator, access to rear garden, garage.

#### Bedroom One

10'6 x 9'6 + robes (3.20m x 2.90m + robes)

Fitted wardrobes, radiator, uPVC window.

#### Bedroom Two

10'6 x 9'6 (3.20m x 2.90m )

Fitted wardrobes, radiator, uPVC window.

#### Bathroom

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

#### Garage

Power and lighting.

#### Externally

To the front elevation is an easy to maintain garden and large driveway which leads to a garage. While to the rear there is a pleasant, private garden and patio.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

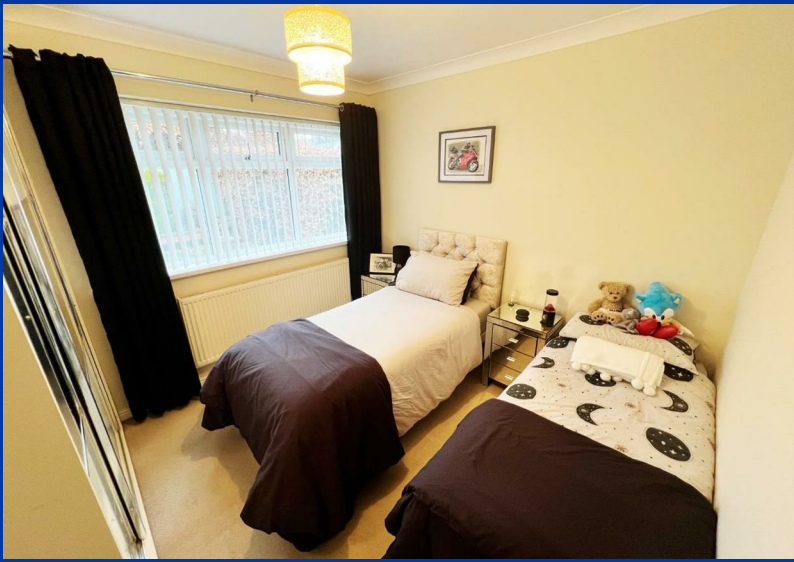
Council Tax: Durham County Council, Band C - Approx.

£2,170.51 p.a

Energy Rating: D

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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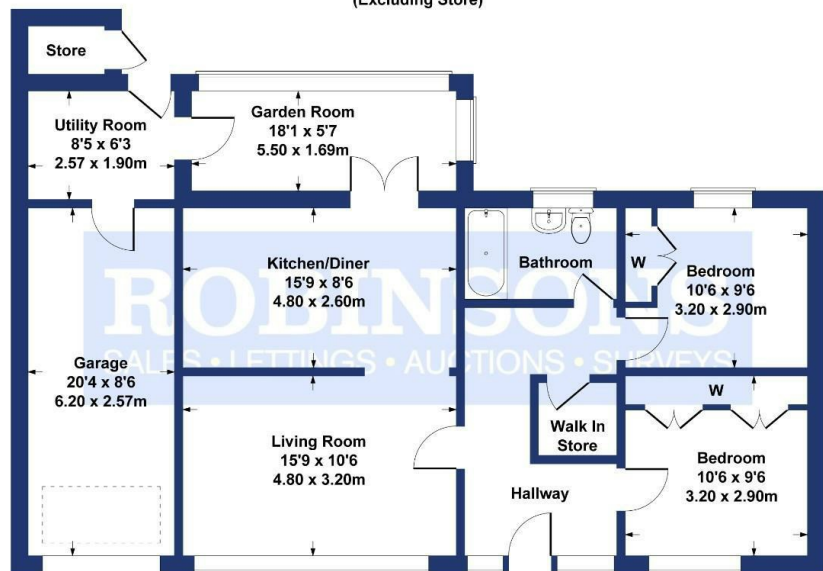
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Ridgeside

Approximate Gross Internal Area  
1066 sq ft - 99 sq m  
(Excluding Store)



### 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		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		64	62
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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