



**Victoria Gardens, Spennymoor, DL16 7TN**  
**3 Bed - House - Terraced**  
**£95,000**

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An excellent opportunity to acquire this WELL PRESENTED THREE BEDROOM MID LINK HOUSE located in this popular residential area with a pleasant aspect to the FRONT. The property is only a stones throw away from local shops, schools and bus services and only a short walk from Spennymoor town centre where there are a wider range of shopping and leisure facilities. In our opinion the property is suitable for a variety of purchasers including the SMALL FAMILY or FIRST TIME BUYER or even the INVESTOR or LANDLORD looking for a property to rent. The property benefits from modern kitchen, well presented bathroom, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE PORCH, HALLWAY, LOUNGE with modern feature fire surround, recently installed MODERN CONTEMPORARY STYLE KITCHEN, whilst to the first floor THREE well-proportioned BEDROOMS, BEDROOM ONE with a range of built in mirrored wardrobes and ATTRACTIVE MODERN WHITE BATHROOM SUITE. Externally the property enjoys FRONT & REAR GARDENS and a GARAGE in a nearby block. In more detail the accommodation comprises of

EPC Rating D  
Council Tax Band A

#### Entrance Porch

Laminate flooring, access to hallway.

#### Hallway

Staircase to first floor, double central heating radiator, access to lounge.

#### Lounge

22'8 x 11'4 (6.91m x 3.45m)

UPVC window to front elevation, two single central heating radiators, TV point, coving, modern feature fire surround, electric pebble fire, uPVC patio doors to the rear garden, space for dining room table.

#### Kitchen

12'8 x 7'0 (3.86m x 2.13m)

Modern fitted kitchen with a range of contemporary style wall and base units with contrasting work surfaces, uPVC window to rear elevation, combi boiler for domestic hot water and gas central heating, circular stainless steel sink with mixer tap and drainer, plumbing for automatic washing machine, part tiled walls, single central heating radiator, laminate flooring and gas cooker point, space for fridge freezer.

#### Landing

Storage cupboard and loft access.

#### Bedroom One

10'4 x 8'3 (3.15m x 2.51m)

UPVC window to front elevation, single central heating radiator, coving and built in mirrored wardrobes.

#### Bedroom Two

10'0 x 8'2 (3.05m x 2.49m)

UPVC window to rear elevation and single central heating radiator.

#### Bedroom Three

6'6 x 6'3 (1.98m x 1.91m)

UPVC window to front elevation and single central heating radiator.

#### Bathroom

Fitted with an attractive modern white suite comprising of a panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, uPVC fitted window to rear elevation, shower head attachment, chrome fittings and single central heating radiator.

#### Externally

To the front of the property there are open plan gardens laid to lawn. Whilst to the rear, there is an enclosed area with gated access and external lights. The garage is available with an up and over door in a nearby block.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,627.87 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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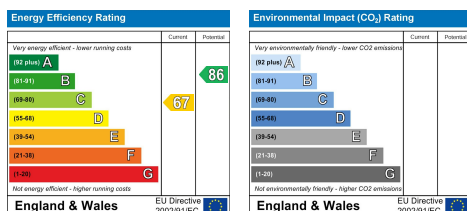
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