



Tweed Road, Spennymoor, DL16 6SS
3 Bed - House - Semi-Detached
£94,950

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****ATTENTION FIRST TIME BUYERS & INVESTORS ****

Robinsons are delighted to offer to the market this spacious **THREE BEDROOM SEMI DETACHED HOUSE** which is located on this popular residential development being within ideal reach of good transport links to Durham City, Darlington, Teesside and Spennymoor town centre is approximately a mile away. The property is in need of some updating which has been fully reflected in the asking price and would be an ideal opportunity for a First Time Buyer/Family who are looking for a property they can put their own stamp on and benefits from **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING**.

In brief the property comprises of; **ENTRANCE PORCH**, **HALL**, spacious **LOUNGE**, separate **DINING ROOM**, **LARGE EXTENDED KITCHEN**. Whilst to the first floor **THREE** well-proportioned **BEDROOMS** and the **FAMILY BATHROOM** is also located to the first floor. Externally to the front elevation large easy to maintain pebbled garden which could provide parking for multiple vehicles (subject to the right planning consents), while to the rear there is an easy to maintain patio garden. Given all of the above early viewing is advised to avoid any disappointment. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band A

Porch

Tiled flooring.

Hallway

Radiator, tiled flooring, storage cupboard.

Lounge

12'7 x 12'8 (3.84m x 3.86m)

UPVC window, radiator.

Dining Room

12'7 x 10'9 max points (3.84m x 3.28m max points)

UPVC window, radiator.

Kitchen

14'0 x 8'7 (4.27m x 2.62m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, sink with mixer tap and drainer, tiled splashbacks, radiator, space for fridge freezer, uPVC windows, wood effect flooring, radiator.

Rear Lobby

Access to front and rear.

Landing

UPVC window, loft access, two storage cupboards.

Bedroom One

11'0 x 10'5 max points (3.35m x 3.18m max points)

UPVC window, radiator, storage cupboard.

Bedroom Two

10'8 x 11'6 max points (3.25m x 3.51m max points)

UPVC window, radiator, storage cupboard.

Bedroom Three

10'3 x 8'0 (3.12m x 2.44m)

UPVC window, radiator, wood effect flooring.

Bathroom

Bath with shower over, wash hand basin, tiled splashbacks, uPVC window, radiator.

W/C

W/C, uPVC window.

Externally

To the front elevation is an easy to maintain pebbled garden. While to the rear, there is another easy to maintain garden.

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 - Approx.

£1,703.96 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.



