

Rokeby Way, Spennymoor, DL16 7FD
2 Bed - House - Semi-Detached
£129,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this perfect first time buyer property, a two bedroom semi detached home which lies on the ever popular Burton Woods Development. Built by Barratt Homes and lies within easy reach of Spennymoor Town centre, local shops, schools and amenities and is ideally placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are in close proximity which offers good road links to other parts of the region.

The floor plan briefly comprises of: ENTRANCE VESTIBULE LEADING TO LIVING ROOM with staircase to first floor, INNER HALLWAY with CLOAKROOM/WC, WHITE ATTRACTIVE KITCHEN/BREAKFAST ROOM with a range of white high gloss fitted units, integrated cooking facilities and French doors overlooking rear garden. To the first floor there is a LANDING, TWO BEDROOMS, MODERN WHITE BATHROOM with over bath shower and screen whilst externally the property sits on an attractive plot which is not directly overlooked to the front and rear gardens which gives access to the double length driveway.

EPC Rating B
Council Tax Band B

Vestibule

Radiator, access to the lounge.

Lounge

12'8 x 12'5 (3.86m x 3.78m)

UPVC window, radiator, stairs to the first floor.

Inner Hallway

Storage cupboard.

W/C

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

Kitchen

12'8 x 8'0 (3.86m x 2.44m)

Modern wall and base units, integrated oven, gas hob, extractor fan, plumbed for washing machine, space for fridge freezer, airing cupboard, French doors leading to the rear, stainless steel sink with mixer tap and drainer, stylish flooring.

Landing

Loft access, radiator.

Bedroom One

13'1 x 9'9 (3.99m x 2.97m)

UPVC window, radiator, storage cupboard.

Bedroom Two

13'1 x 8'0 (3.99m x 2.44m)

UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, w/c, part tiled, uPVC window, radiator, extractor fan.

Externally

To the front elevation, there is a easy to maintain garden. While to the rear, there is a well presented garden and patio which gives access to the double length driveway.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band - Approx. £p.a

Energy Rating: B

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

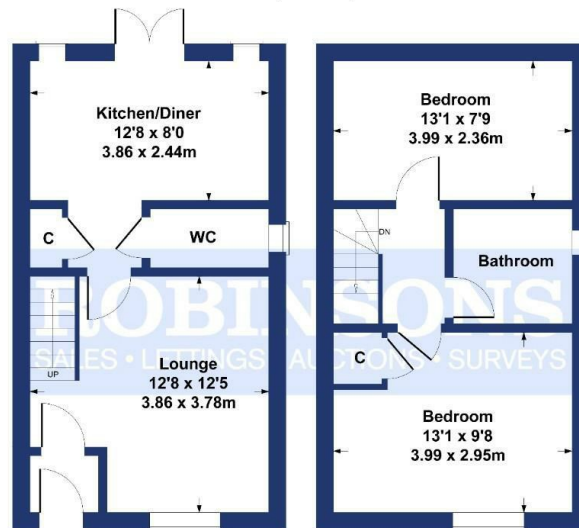
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rokeby Way

Approximate Gross Internal Area
639 sq ft - 59 sq m



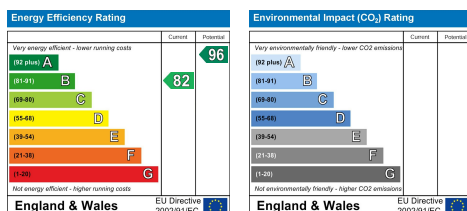
GROUND FLOOR

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. 2020



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk