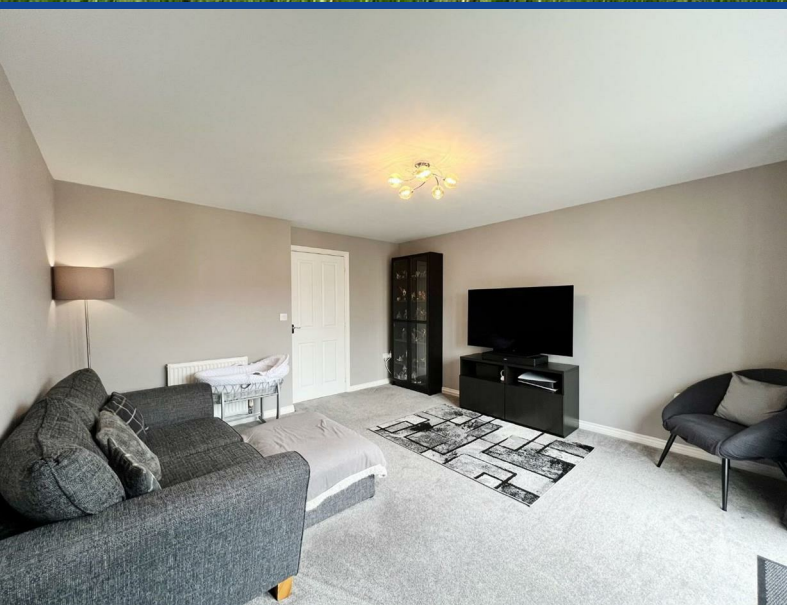




Everson Way, Spennymoor, DL16 7BX
4 Bed - House - Townhouse
£174,950

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SALES • LETTINGS • AUCTIONS • SURVEYS

A rare opportunity to acquire this deceptively SPACIOUS & BEAUTIFULLY PRESENTED FOUR BEDROOM MID LINK PROPERTY built by Taylor Wimpey and is a credit to its current owner for its class and style throughout and early viewing is advised to avoid any disappointment. The property in our opinion should appeal to a variety of purchasers including the growing family and is located on this popular residential development Moor Croft, which is just over half a mile from Spennymoor town centre and local amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside. This lovely home would provide ideal modern living accommodation and benefits from; UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM W/C, LOUNGE with French doors to REAR GARDENS, STUNNING AND STYLISH KITCHEN/BREAKFAST ROOM, whilst to the first floor TWO BEDROOMS, and a FAMILY BATHROOM. To the second floor is a MASTER BEDROOM with stylish décor and a SECOND SPACIOUS BEDROOM, both with Jack and Jill EN-SUITE FACILITIES. Externally to the front elevation there is a well presented and easy to maintain garden. While to the REAR, there is another easy to maintain GARDEN which gives access to a GARAGE which is located to the rear. In more detail the accommodation comprises of;

EPC Rating C
Council Tax Band C

Entrance Hall

Staircase to first floor, storage cupboard, quality flooring.

Cloakroom/WC

Low level WC, wall mounted basin, tiled splashback, chrome effect fittings, central heating radiator and extractor fan.

Lounge

12'9 x 14'4 (3.89m x 4.37m)

UPVC french doors to rear gardens, central heating radiators, TV point, BT point, quality flooring.

Kitchen/Breakfast Room

16'8 x 7'9 (5.08m x 2.36m)

Stunning wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, quartz worktops with inset sink and drainer, tiled splashbacks, uPVC window, radiator, space for dining room table, quality flooring.

Landing

UPVC window to front elevation and staircase to second floor.

Bedroom One

13'3 x 12'6 (4.04m x 3.81m)

UPVC window to rear elevation, central heating radiator.

Bathroom

White suite comprising of a panelled bath with shower over, wash hand basin, low level wc, chrome effect fittings, fully tiled, extractor fan, chrome towel radiator.

Bedroom Four

11'0 x 6'4 (3.35m x 1.93m)

UPVC window to the front elevation and central heating radiator, quality flooring.

Landing

Central heating radiator, loft access and airing cupboard.

Bedroom Two

12'9 x 12'3 (3.89m x 3.73m)

UPVC window to front elevation, quality flooring, central heating radiator.

En-Suite

Jack and Jill en-suite with low level wc, pedestal wash hand basin, shower cubicle with mains fed shower, chrome effect fittings, fully tiled walls, extractor fan and chrome towel radiator.

Bedroom Three

11'4 x 13'0 (3.45m x 3.96m)

UPVC window to rear elevation, single central heating radiator, TV point, quality flooring.

Externally

To the front of the property there are small lawned gardens. To the rear there is an enclosed garden with a lawned area, two security lights, patio area. The garage is available with an up and over door, power and lighting with a rear door, security light and double driveway.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Average - EE/O2/Three

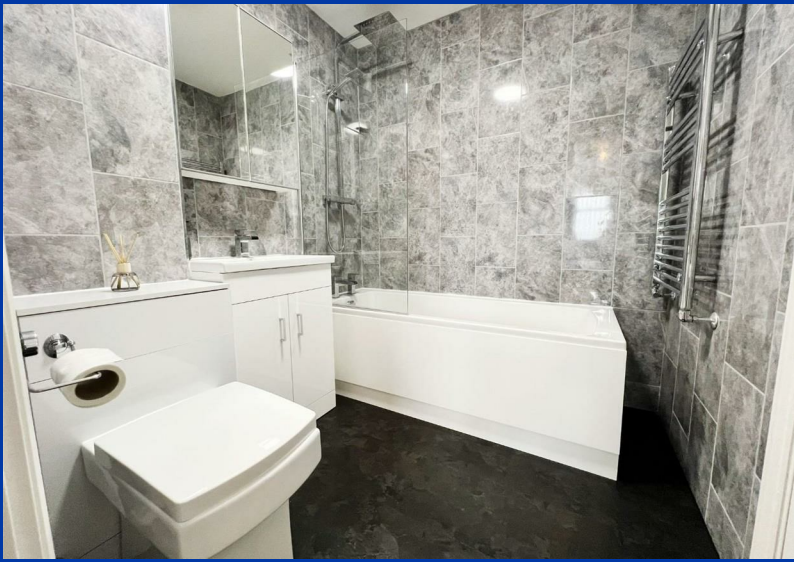
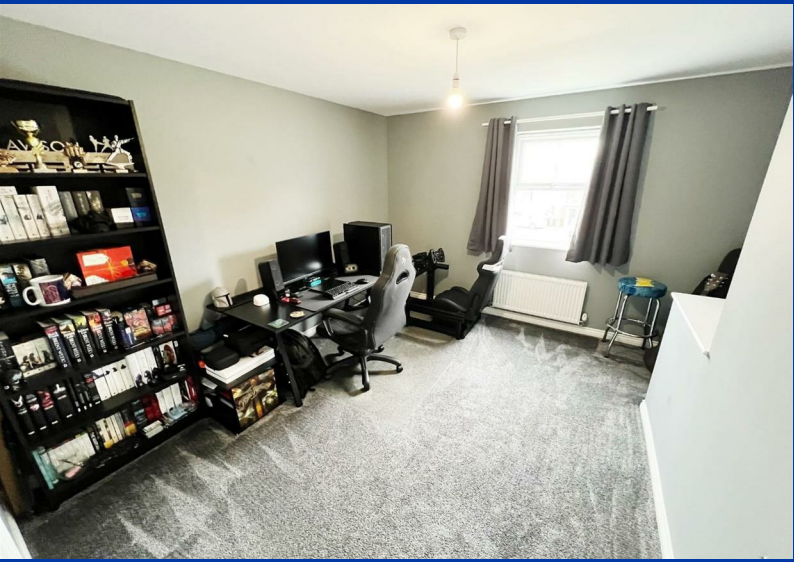
Tenure: Freehold

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

£2,271.95 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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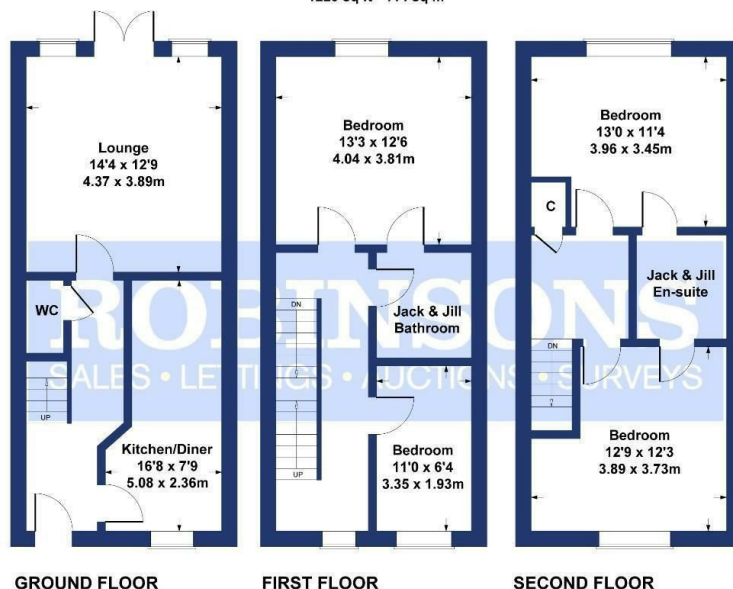
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Everson Way
Approximate Gross Internal Area
1229 sq ft - 114 sq m



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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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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.

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