



Birch Park Avenue, Spennymoor, DL16 6NU
4 Bed - House - Detached
£210,000

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Robinsons are delighted to offer to the market this ATTRACTIVE FOUR BEDROOM DETACHED HOME built by Taylor Wimpey and located on the popular Durham Gate development. Superbly located for access to nearby Spennymoor town centre, local shops and amenities and would be ideally suited to the commuter travelling to nearby Darlington, Durham or Teesside. The property benefits from, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, LARGE REAR GARDEN, OFF ROAD PARKING FOR TWO VEHICLES AND GARAGE.

Briefly comprises of; LARGE ENTRANCE HALL, CLOAKROOM W/C, spacious LOUNGE and ATTRACTIVE WHITE KITCHEN/BREAKFAST ROOM. To the first floor FOUR WELL PROPORTIONED BEDROOMS, MASTER with EN-SUITE FACILITIES and a FAMILY BATHROOM. Externally the property enjoys an easy to maintain SOUTH FACING garden and long driveway for two cars which leads to a detached garage. While to the rear, there is a large garden and patio area. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating TBC
Council Tax Band D

Entrance Hall

Cloakroom/WC

Lounge

Kitchen/Breakfast Room

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Externally

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 D - Approx.

£2,555.93 p.a

Energy Rating: TBC

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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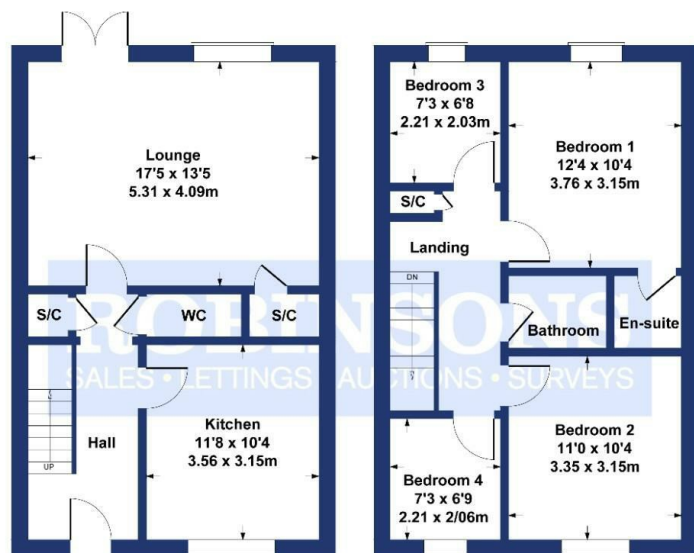
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Birch Park Avenue

Approximate Gross Internal Area
1001 sq ft - 93 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
105-120 kWh/m²/yr A		
81-104 kWh/m²/yr B		
61-80 kWh/m²/yr C		
41-60 kWh/m²/yr D		
21-40 kWh/m²/yr E		
1-20 kWh/m²/yr F		
Not energy efficient - higher running costs		
1-20 kWh/m²/yr G		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
105-120 g/kWh A		
81-104 g/kWh B		
61-80 g/kWh C		
41-60 g/kWh D		
21-40 g/kWh E		
1-20 g/kWh F		
Not environmentally friendly - higher CO ₂ emissions		
1-20 g/kWh G		
England & Wales	EU Directive 2002/91/EC	

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