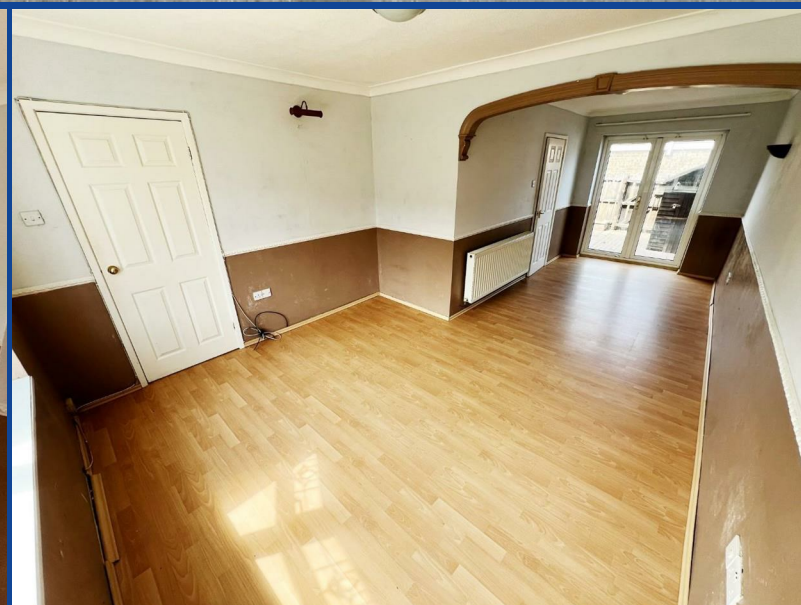




Victoria Gardens, Spennymoor, DL16 7TN
3 Bed - House
£74,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

10 Victoria Gardens Spennymoor Co Durham DL16 7TN

We are acting in the sale of the above property and have received an offer of £69,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

An excellent opportunity to acquire this 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 UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE PORCH, HALLWAY, LOUNGE / Dining room, FITTED KITCHEN, whilst to the first floor THREE well-proportioned BEDROOMS, 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: C
Council Tax Band: A

Hallway

UPVC window, stairs to first floor, wood effect flooring.

Lounge

11'5 x 10'4 (3.48m x 3.15m)

Wood effect flooring, uPVC bay window.

Dining Room

12'0 x 7'5 (3.66m x 2.26m)

Wood effect flooring, radiator, french doors leading to rear.

Kitchen

11'9 x 6'9 max points (3.58m x 2.06m max points)

Wall and base units, sink with mixer tap and drainer, uPVC window, plumbed for washing machine, tiled splashbacks, wood effect flooring.

Landing

Loft access, airing cupboard.

Bedroom One

12'6 x 8'3 (3.81m x 2.51m)

UPVC window, radiator.

Bedroom Two

9'9 x 8'2 (2.97m x 2.49m)

UPVC window, radiator.

Bedroom Three

6'4 x 6'3 (1.93m x 1.91m)

UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, W/C, hand towel radiator, tiled splashbacks, uPVC window.

Externally

To the front and rear there are easy to maintain patios. While in a close block, the property benefits from a garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

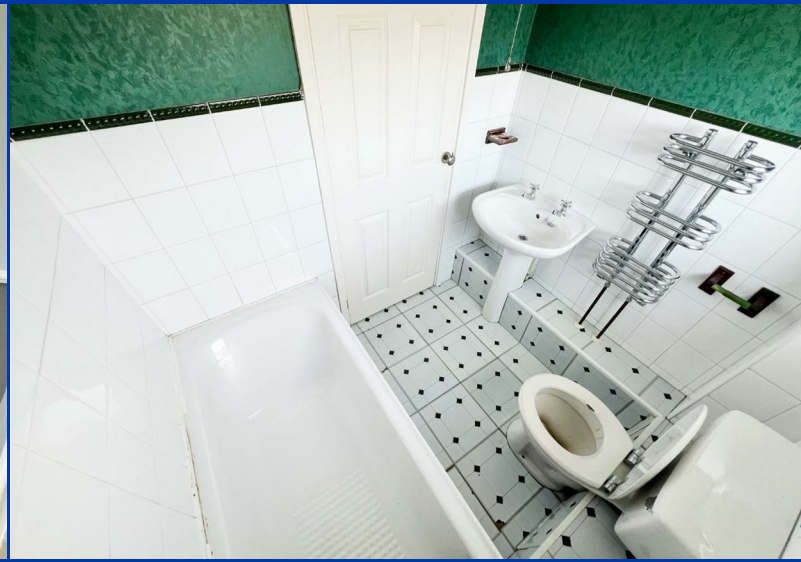
Tenure: Freehold

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

£1,703.96 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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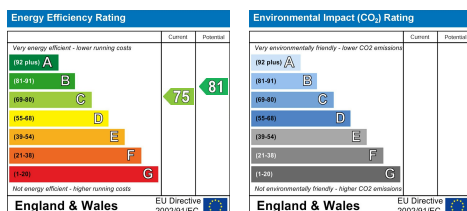
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DH1 3HL

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E: info@robinsonsdurham.co.uk

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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.



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