

Lyne Road, Spennymoor, DL16 7AG  
3 Bed - House - Mid Link Terrace  
£89,950

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Robinsons are delighted to offer to the market this well presented THREE BEDROOM MID-LINK HOUSE which is immaculately presented throughout. In our opinion the property would suit a variety of purchasers including first time buyers and buy to let landlords. The property is conveniently located for local shops, bus routes and schools and Spennymoor town centre lies approximately one mile away. The property benefits from Stunning Kitchen, good sized garden, conservatory, UPVC DOUBLE GLAZING, gas central heating.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM W/C, spacious LOUNGE, ATTRACTIVE KITCHEN, USEFUL OUTBUILDING and conservatory. Whilst to the first floor THREE well-proportioned BEDROOMS, one with fitted wardrobes and FAMILY SHOWER ROOM. Externally the property to the front elevation is a easy to maintain garden while to the rear there is a well presented and easy to maintain garden. In more detail the accommodation comprises of;

EPC Rating TBC  
Council Tax Band A

#### Porch

UPVC window, wood effect flooring, access to hallway.

#### Hallway

Radiator, stairs to first floor, two storage cupboards.

#### W/C

W/C.

#### Lounge

13'6 x 11'3 (4.11m x 3.43m )  
UPVC window, radiator.

#### Kitchen/Diner

13'5 x 11'0 (4.09m x 3.35m )  
Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled flooring and splashbacks, space for dining room table, radiator, plumbed for washing machine, access to conservatory.

#### Conservatory

12'9 x 7'6 (3.89m x 2.29m)  
UPVC window, access to rear.

#### Landing

Storage cupboard.

#### Bedroom One

12'9 x 10'2 (3.89m x 3.10m )  
UPVC window, radiator.

#### Bedroom Two

10'6 x 9'8 (3.20m x 2.95m)  
UPVC window, radiator, fitted wardrobes.

#### Bedroom Three

9'3 x 7'7 (2.82m x 2.31m )  
Fitted wardrobes, radiator, uPVC window.

#### Shower Room

Shower cubicle, wash hand basin, uPVC window, chrome towel radiator, tiled splashbacks, W/C, spotlights.

#### Externally

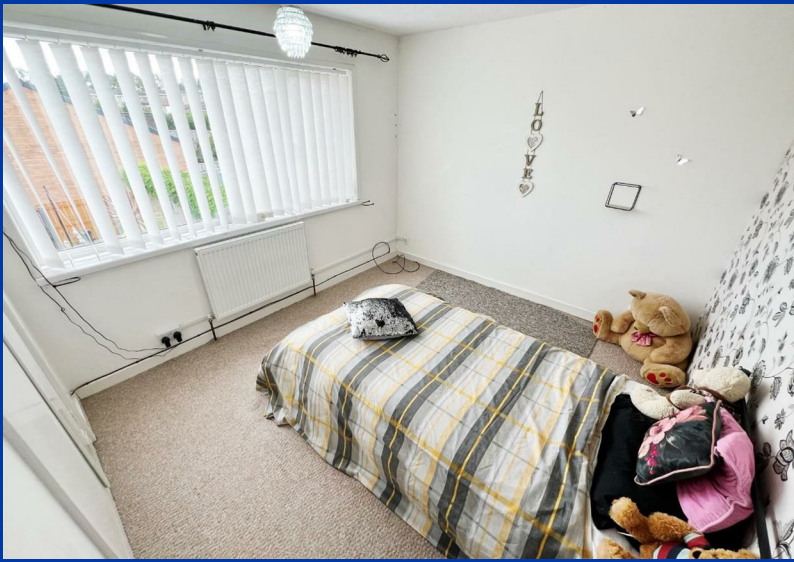
To the front elevation is an easy to maintain garden. While to the rear there is a lovely enclosed garden and decked area.

#### 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 A - Approx. £1703.96 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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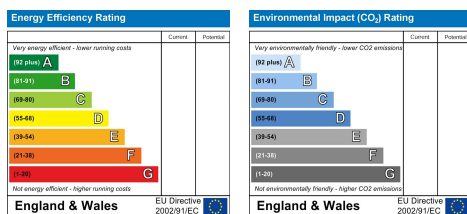
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## BISHOP AUCKLAND

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

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