



Ripley Close, Spennymoor, DL16 7FJ
4 Bed - House - Semi-Detached
Reduced £135,000

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7a Ripley Close, Spennymoor, DL16 7FJ

We are acting in the sale of the above property and have received an offer of £145,000 on the above property.

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

We are delighted to offer the market this well positioned THREE/FOUR BEDROOM TOWNHOUSE which offers SPACIOUS FAMILY SIZED ACCOMMODATION over THREE FLOORS, with the benefit of gas fired central heating and uPVC double glazing. Built by Barratt Homes Developments in 2019 the property is presented in good order throughout. The property is located on the ever popular Burton Woods development on the outskirts of Spennymoor in a quiet location, which is pedestrianised to the front with an attractive open outlook from the bedroom window on the top floor.

The property briefly comprises of entrance; ENTRANCE HALL, CLOAKROOM W/C with white suite, STUDY/BEDROOM FOUR, SPACIOUS and STUNNING OPEN PLAN DINING ROOM/KITCHEN with integrated appliances and double glazed French doors giving access to the REAR GARDEN. On the FIRST FLOOR is a LANDING, SPACIOUS LOUNGE AND MASTER BEDROOM WITH EN-SUITE SHOWERROOM/WC. To the SECOND FLOOR, THE LANDING LEADS TO TWO FURTHER BEDROOMS AND FAMILY BATHROOM/WC. Externally, there is a small open plan front garden. Good sized enclosed rear garden with paved patio area and a driveway to the rear providing off street parking facilities for two vehicles. Internal inspection is highly recommended to appreciate the property fully.

EPC Rating B
Council Tax Band C

Entrance Hall

Wood effect flooring, radiator, storage cupboard.

Cloakroom/WC

W/C, wash hand basin, radiator, extractor fan.

Kitchen/Dining Room

19'8 x 13'1 (5.99m x 3.99m)

French doors leading to the rear garden, space for dining room table, white wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap and drainer, radiator.

Study/Bedroom Four

9'2 x 6'3 (2.79m x 1.91m)

Radiator, uPVC windows.

Landing

Radiator, stairs to second floor.

Bedroom One

13'1 x 10'2 (3.99m x 3.10m)

UPVC window, radiator.

En-Suite

Double shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan.

Lounge

13'1 x 11'10 (3.99m x 3.61m)

UPVC window, radiator.

Second Floor Landing

Radiator, loft access.

Bedroom Two

13'1 x 11'6 (3.99m x 3.51m)

Velux windows, radiator, storage cupboard.

Bedroom Three

13'1 x 7'3 (3.99m x 2.21m)

UPVC window, radiator, storage cupboard.

Bathroom

13'1 x 5'7 (3.99m x 1.70m)

White panelled bath with tiled surround, wash hand basin, W/C, extractor fan.

Externally

Small open plan front garden and good sized enclosed rear garden with paved patio area. It has a driveway to the rear providing off street parking facilities.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

£2,170.51 p.a

EPC 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.



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Ripley Close

Approximate Gross Internal Area
1144 sq ft - 106 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		85	95

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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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