



**Dalton Wynd, Spennymoor, DL16 6FP**  
**3 Bed - House - Detached**  
**£215,000**

**ROBINSONS**  
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Robinsons are delighted to offer the market this well presented THREE BEDROOM DETACHED home, situated pleasantly on Dalton Wynd within the highly sought after, family orientated location of Durham Gate. This well proportioned residence is tastefully decorated throughout & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around Spennymoor itself & within excellent commuting distance to all major road networks & bus routes,

The floorplan briefly comprises of - ENTRANCE HALL with staircase to FIRST FLOOR, spacious LOUNGE with French doors overlooking rear GARDEN. Attractive KITCHEN, separate dining room, Ground floor W/C to the FIRST FLOOR, there is three good sized bedrooms , MASTER BEDROOM WITH EN SUITE FACILITIES & fitted wardrobes, attractive FAMILY BATHROOM. Externally, to front elevation is an easy to maintain garden and double driveway which leads to a integral garage, while to the rear there is a large enclosed garden and patio.

EPC Rating B  
Council Tax Band C

**Hallway**  
Radiator, stairs to first floor.

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

**Lounge**  
14'1 x 10'4 (4.29m x 3.15m )  
UPVC window, radiator, french doors leading to rear.

**Dining Room**  
10'1 x 8'6 (3.07m x 2.59m )  
UPVC window, radiator.

**Kitchen**  
9'6 x 9'7 (2.90m x 2.92m )  
Modern wall and base units, integrated fridge freezer, washing machine, dishwasher, oven, hob, extractor fan, tiled splashbacks, stainless steel sink with mixer tap, spot lights, radiator, uPVC window.

**Landing**  
Loft access, radiator, airing cupboard.

**Bedroom One**  
11'7 x 9'7 max points (3.53m x 2.92m max points)  
Fitted wardrobe, radiator, uPVC window.

**En-Suite**  
Shower cubicle, wash hand basin, W/C, uPVC window, extractor fan, radiator.

### **Bedroom Two**

11'7 x 9'7 max points (3.53m x 2.92m max points )  
UPVC window, radiator.

### **Bedroom Three**

9'8 x 6'8 (2.95m x 2.03m )  
Fitted wardrobes, radiator, uPVC window.

### **Bathroom**

White panelled bath, wash hand basin, tiled splashback, W/C, uPVC window, radiator.

### **Externally**

To the front elevation there is an easy to maintain garden and double driveway leading to the garage. While to the rear, there is a good sized enclosed garden with a decked area.

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51p.a

Energy 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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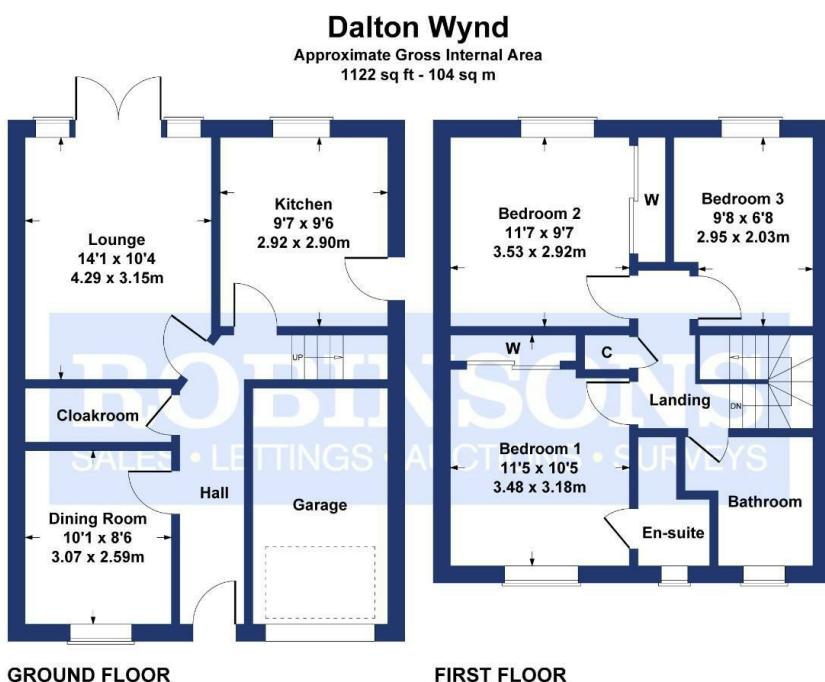
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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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