



Hawthorn Road, Spennymoor, DL16 7EN
2 Bed - House - Terraced
£77,500

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Robinsons delighted to offer to the market this WELL PRESENTED TWO BEDROOMED MID TERRACED HOUSE. This lovely family home is conveniently located for good transport links, shops, schools and amenities which lie very close by. Viewings are highly recommended and please book early to avoid disappointment! In our opinion the property would make an ideal home for the first time buyer, investor or families, again viewings are highly recommended.

In brief the accommodation comprises of:- entrance hall, spacious lounge, large fitted kitchen with built in cooking facilities Whilst to the first floor, two well proportioned bedrooms and a family bathroom. Externally, the property enjoys a large block paved patio, while to the rear there is a enclosed garden. In more detail the accommodation comprises of:-

EPC Rating TBC
Council Tax Band A

Hallway

Radiator, Upvc window and stairs to first floor.

Lounge

16'4 x 9'9 (4.98m x 2.97m)

Upvc bay window, radiator, Upvc window, gas fire and surround.

Kitchen / Dining room

13'0 x 12'2 (3.96m x 3.71m)

Wall and base units, integrated oven, hob, extractor fan, fridge and freezer, space for dining room table, plumbed for washing machine, Upvc window, tiled splash backs, sink with mixer tap and drainer, storage cupboard, access to rear garden.

Landing

Upvc window, loft access.

Bedroom One

16'4 x 9'8 (4.98m x 2.95m)

Duel aspect Upvc windows, radiator, storage cupboard.

Bedroom Two

10'1 x 9'1 (3.07m x 2.77m)

Upvc window, radiator, storage cupboard.

Bathroom

6'7 x 5'9 max points (2.01m x 1.75m max points)

Panelled bath with shower over, wash hand basin, W/C, airing cupboard housing the combination boiler, Upvc window, radiator, tiled splash backs.

Externally

To the front elevation is a easy to maintain forecourt and block paved driveway, while to the rear there is a good sized enclosed garden.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1,708.78 p.a
Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – Please refer to the

Ofcom Website - <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Probate – yes

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Selective Licence Area - Yes

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

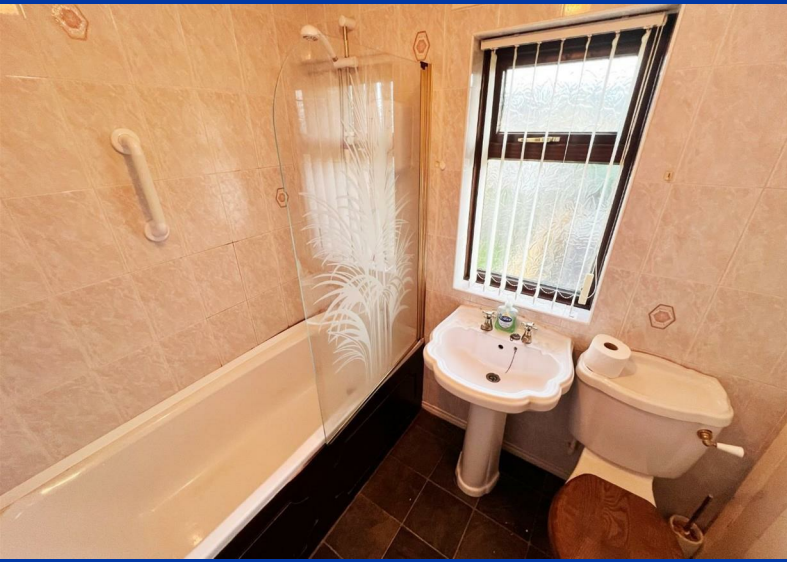
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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