

Tyne Crescent, Spennymoor, DL16 6QZ
3 Bed - House - Semi-Detached
Reduced £75,000

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ATTENTION FIRST TIME BUYERS/PROPERTY INVESTORS!

Robinsons are delighted to offer to the market this THREE BEDROOM SEMI DETACHED FAMILY HOME, conveniently located for access to nearby schools, bus routes and Spennymoor Town centre and is offered to the market with no onward chain. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and has the added benefit of OFF ROAD PARKING & THREE GOOD SIZED BEDROOMS. Early viewing is advised to avoid any disappointment.

The property briefly comprises of; ENTRANCE Hall, SPACIOUS LOUNGE, KITCHEN/BREAKFAST ROOM and ground floor BATHROOM. Whilst to the first floor, THREE GOOD SIZED BEDROOMS. Externally to the FRONT of the property there is an easy to maintain garden area and driveway providing off road parking, as well as a useful timber garage, while to the rear, is an enclosed patio. PLEASE NOTE THE PROPERTY IS SOLD AS SEEN. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band A

Hall

Wood effect flooring, uPVC window, stairs to the first floor.

Lounge

15'1 x 15'0 max points (4.60m x 4.57m max points)
UPVC window, radiator.

Kitchen/Diner

18'3 x 7'2 max points (5.56m x 2.18m max points)
Wall and base units, sink with mixer tap and drainer, extractor fan, range oven, tiled splashbacks and flooring, plumbed for washing machine.

Inner Hall

Tiled flooring, access to the rear and bathroom.

Bathroom

7'7 x 5'5 (2.31m x 1.65m)
White panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, tiled flooring, extractor fan, uPVC window.

Landing

UPVC window, loft access.

Bedroom One

18'5 x 9'3 max points (5.61m x 2.82m max points)
UPVC window, radiator.

Bedroom Two

13'2 x 9'1 max points (4.01m x 2.77m max points)
UPVC window, radiator.

Bedroom Three

10'1 x 8'9 (3.07m x 2.67m)
UPVC window, radiator.

Externally**Agent Notes**

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains/septic
Heating: Gas Central Heating/Electric/Oil
Broadband: Ultra-fast 9000Mbps *
Mobile Signal/Coverage: Poor
Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)
Council Tax: Durham County Council, Band X - Approx. £xxxx p.a
Energy Rating: X

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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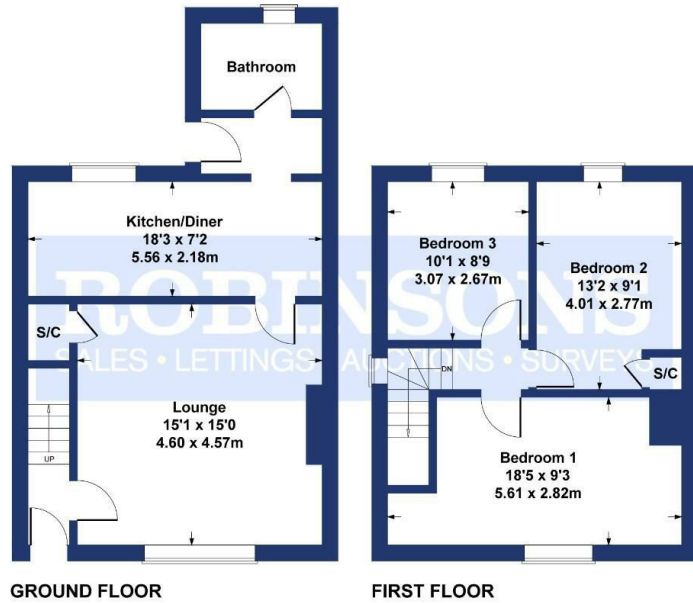
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tyne Crescent

Approximate Gross Internal Area
913 sq ft - 85 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		62	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

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

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

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