



Caldermere, Spennymoor, DL16 6XT
3 Bed - House - Semi-Detached
£145,000

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Robinsons are pleased to present an exceptional opportunity to acquire a beautifully maintained three-bedroom semi-detached house, nestled in the tranquil cul-de-sac of Caldermere, within the highly sought-after Greenways development in Spennymoor. This delightful property has been cherished as a family home for many years and is ideally situated just a short stroll from Spennymoor Town Centre, local amenities, and convenient bus routes. Furthermore, it offers excellent access to major road links leading to Durham, making it perfect for commuters.

Upon entering, you are welcomed by a spacious hallway that leads to a generous lounge, providing a comfortable space for relaxation and entertainment. The modern kitchen and dining room are well-presented, offering a stylish area for family meals and gatherings. The first floor features a landing area that grants access to three well-proportioned bedrooms, ensuring ample space for family living. Additionally, the family bathroom is conveniently located on this level, and the landing also provides access to a useful loft room, which can serve various purposes.

Externally, the property boasts an easy-to-maintain garden at the front, complemented by a long driveway that leads to a garage, providing ample parking space. The rear garden is equally pleasant and low-maintenance, featuring a charming summer house that adds to the outdoor appeal.

Given the property's excellent condition and prime location, early viewing is highly recommended to avoid disappointment. This home is a perfect blend of comfort, convenience, and charm, making it an ideal choice for families and professionals alike.

EPC Rating TBC
Council Tax Band C

Porch

Tiled flooring.

Kitchen/Diner

14'9 x 14'1 (4.50m x 4.29m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, plumbed for dishwasher, solid oak worktops with inset sink and mixer tap, tiled splashbacks, space for fridge freezer, part wood effect flooring, stairs to first floor, radiator, windows.

Lounge

15'0 x 11'0 (4.57m x 3.35m)

Wood effect flooring, uPVC window, sliding doors to rear.

Landing

UPVC window, loft access.

Bedroom One

11'0 x 9'8 + robes (3.35m x 2.95m + robes)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

11'0 x 8'4 (3.35m x 2.54m)

UPVC window, radiator.

Bedroom Three

8'0 x 6'3 (2.44m x 1.91m)

UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, uPVC window, chrome towel radiator.

Loft Access

Velux window, storage in eaves, currently used as a cinema room.

Externally

To the front elevation is an easy to maintain garden and long driveway which leads to the garage, rear garden and patio.

Agent Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

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.

Selective licensing area – no

Probate –NA

Rights & Easements – None known

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

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

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. 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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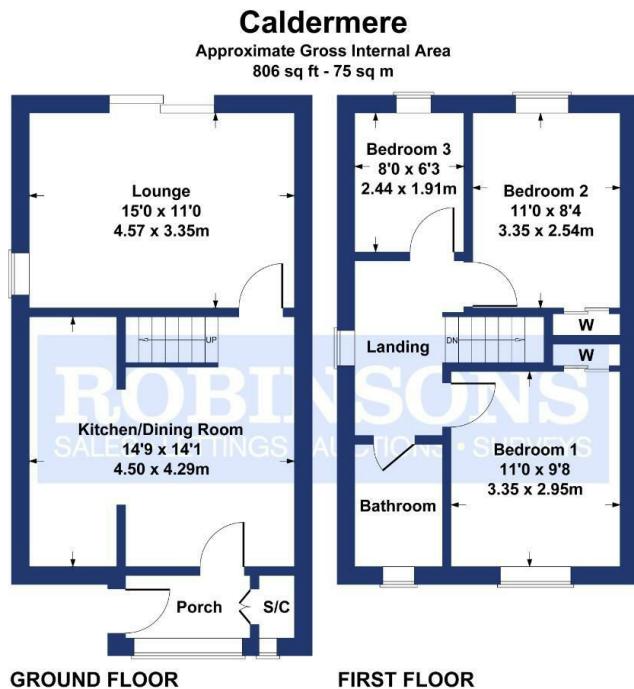
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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