



Abbey Green, Spennymoor, DL16 6PD
3 Bed - House - Detached
Offers Over £210,000

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Robinsons are delighted to present to the market this beautifully maintained THREE-BEDROOM DETACHED family home, pleasantly positioned on Abbey Green within the ever-popular, family-oriented development of Durham Gate. This well-proportioned property is tastefully decorated throughout and represents an ideal opportunity for buyers seeking a truly move-in ready home. The location offers excellent access to a wide range of local amenities in and around Spennymoor, along with convenient links to major road networks and regular bus routes, making it perfect for commuters.

The accommodation briefly comprises: an inviting entrance hall with staircase leading to the first floor and access to a home office (formerly the garage). A spacious lounge benefits from French doors opening onto the rear garden, while the attractive kitchen is complemented by a separate dining room. There is also a conveniently located ground floor W/C. To the first floor are three well-proportioned bedrooms, including a master bedroom with fitted wardrobes and en-suite facilities, along with a modern and attractive family bathroom. Externally, the front of the property features an easy-to-maintain garden and a double driveway, while to the rear is a generous enclosed garden with patio area, ideal for outdoor entertaining.

EPC Rating: TBC
Council Tax Band: C

Hallway

Quality flooring, stairs to 1st floor

w/c

w/c, wash hand basin, radiator, extractor fan

Lounge

14'2 x 10'4 max points (4.32m x 3.15m max points)
Radiator, quality flooring, french doors leading to rear

Kitchen

9'7 x 9'6 (2.92m x 2.90m)
Modern wall & base units, integrated oven, hob, extractor fan, space for fridge freezer, stainless steel sink with mixer tap & drainer, quality flooring, UPVC windows, tiled splash backs, plumbed for washing machine, plumbed for dishwasher

Dining room

10'1 x 8'6 (3.07m x 2.59m)
UPVC windows, radiator, quality flooring

Home office/ former garage

13'6 x 7'8 (4.11m x 2.34m)
Quality flooring, power & lighting

Landing

Quality flooring, UPVC windows, loft access, storage cupboard

Bedroom one

12'5 x 10'2 (3.78m x 3.10m)
Fitted wardrobes, radiator, UPVC windows, quality flooring

Ensuite

Shower cubicle, wash hand basin, radiator, UPVC windows, extractor fan

Bedroom two

12'5 x 12'4 (3.78m x 3.76m)
UPVC windows, radiator, quality flooring

Bedroom three

9'8 x 7'9 (2.95m x 2.36m)
UPVC window, radiator, quality flooring

Bathroom

Panelled bath, wash hand basin, w/c, radiator, UPVC window, tiled splash backs

Externally

To the front elevation is a easy to maintain garden & double driveway while to the rear there is a lovely enclosed large garden & patio.

Agent notes

Council Tax: Durham County Council, Band C
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 – 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.

Selective licencing 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>

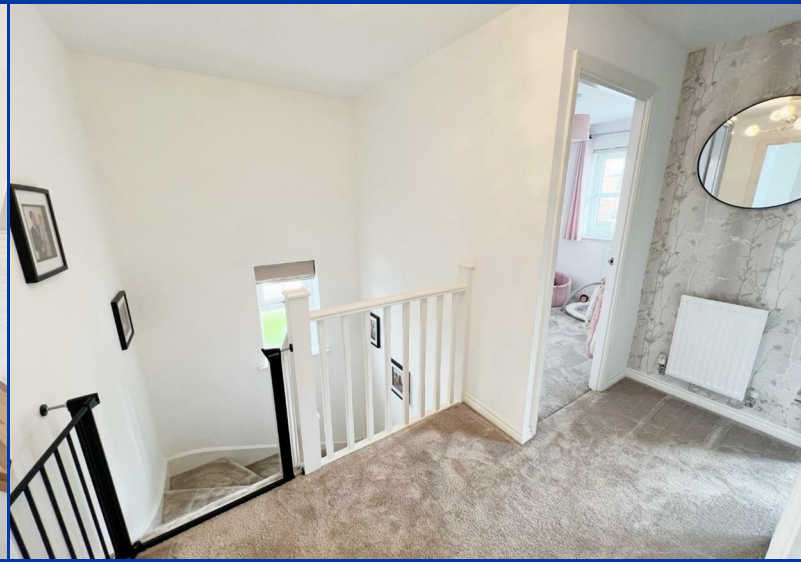
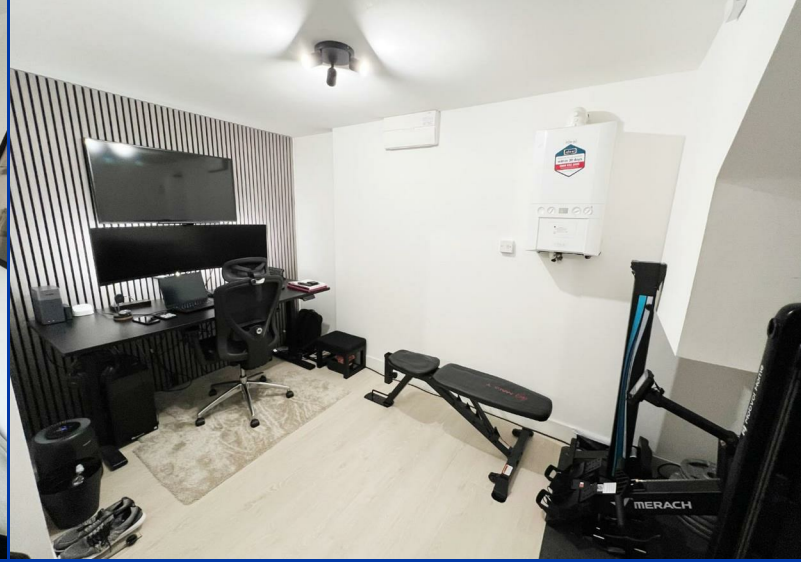
Protected Trees – None known

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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Energy Efficiency Rating	
	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

DURHAM

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