



Chestnut Avenue, Spennymoor, DL16 7SW
2 Bed - House - Semi-Detached
£65,000

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39 Chestnut Avenue, Spennymoor, DL16 7SW

We are acting in the sale of the above property and have received an offer of £60,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Robinsons are pleased to present this two-bedroom semi-detached house on Chestnut Avenue, Spennymoor, now available with no onward chain. This property offers a wonderful opportunity for those looking to make their mark, as it is competitively priced to reflect the modernisation required.

Upon entering the ground floor, you will find a spacious lounge. The good-sized kitchen offers practical access to a large enclosed garden, ideal for outdoor activities or simply enjoying the fresh air.

Moving to the first floor, the property boasts two generous double bedrooms, providing ample space for rest and personalisation. A family bathroom completes this level, ensuring convenience for all residents.

Chestnut Avenue is conveniently situated just a 10-15 minute walk from Spennymoor Town Centre, where you can enjoy a variety of amenities, including shops, local schooling, and excellent transport links. This location combines the tranquillity of suburban living with easy access to the vibrant community life that Spennymoor has to offer.

This property presents an excellent opportunity for first-time buyers, families, or investors looking to create a lovely home in a desirable area. Do not miss your chance to view this semi-detached house and envision the potential it holds.

EPC Rating D
Council Tax Band A

Hall

Stairs to first floor.

Lounge

13'2 x 12'2 max points (4.01m x 3.71m max points)

Radiator, uPVC window, storage cupboard.

Kitchen

13'5 x 6'9 (4.09m x 2.06m)

Wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, radiator, uPVC window, storage cupboard, tiled splashbacks, space for fridge freezer, tiled flooring.

Landing

Loft access, uPVC window.

Bedroom One

13'3 x 8'5 (4.04m x 2.57m)

UPVC window, radiator.

Bedroom Two

10'7 x 10'1 (3.23m x 3.07m)

UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, uPVC window, tiled splash

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: D

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.

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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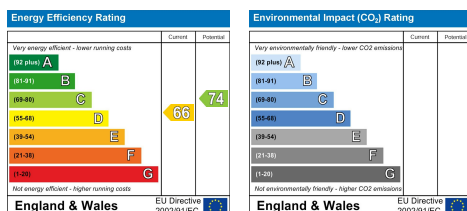
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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