





Kirkdale, Spennymoor, DL16 6UJ
2 Bed - House - Semi-Detached
Asking Price £139,950

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Robinsons are delighted to bring to the market this beautifully presented and extended two-bedroom semi-detached home, pleasantly positioned within a quiet cul-de-sac on this popular residential development and offered for sale with no onward chain. Conveniently located approximately one mile from Spennymoor Town Centre, this superb property is, in our opinion, an ideal purchase for a first-time buyer, young couple, or anyone seeking a stylish home that is ready to move straight into.

The well-maintained and tastefully decorated accommodation briefly comprises an entrance porch leading into a spacious and welcoming lounge, a separate dining room, and a generously sized fitted kitchen with a versatile additional area, ideal for use as a home office or study space. Completing the ground floor is a conservatory overlooking the rear garden, providing an excellent additional reception area.

To the first floor are two well-proportioned bedrooms and a modern family bathroom/WC fitted with a contemporary white suite. The principal bedroom further benefits from access to a useful loft room, currently utilised as a dressing room, offering valuable additional space. Externally, the property enjoys an open-plan front garden, a driveway providing off-street parking, and a detached garage. To the rear is a fully enclosed and private garden featuring a paved patio area, perfect for outdoor dining, entertaining, or simply relaxing.

Viewing is highly recommended to fully appreciate the standard of accommodation, attractive presentation, and excellent position this property has to offer.

EPC Rating: TBC
Council Tax Band: B

Porch
Wood effect flooring, access to lounge

Lounge
17'2 x 12'9 (5.23m x 3.89m)
Wood effect flooring, UPVC window, radiator

Dining room
12'9 x 9'0 (3.89m x 2.74m)
Wood effect flooring, access to conservatory & kitchen

Kitchen
27'3 x 7'8 (8.31m x 2.34m)
Wall & base units, space for fridge freezer, electric cooker point, plumbed for washing machine, sink with mixer tap & drainer, UPVC window, Part tiled flooring, tiled splash backs, radiator

Conservatory
10'7 x 8'5 (3.23m x 2.57m)
UPVC window, tiled flooring, French doors leading to rear

Landing
Loft access

Bedroom one
12'9 x 9'0 (3.89m x 2.74m)
UPVC window, radiator, quality flooring, stairs to loft room

Bedroom two
13'0 x 9'4 (3.96m x 2.84m)
Wood effect flooring, radiator, wardrobes

Bathroom
Panelled bath with shower over, wash hand basin, w/c, radiator, UPVC window, fully tiled

Loft room
12'8 x 13'1 (3.86m x 3.99m)
Velux window, radiator, spot lights

Externally
To the front elevation is an easy to maintain garden & driveway which leads to a garage, while to the rear there is an easy to maintain patio

Agent notes
Council Tax: Durham County Council, Band B
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.

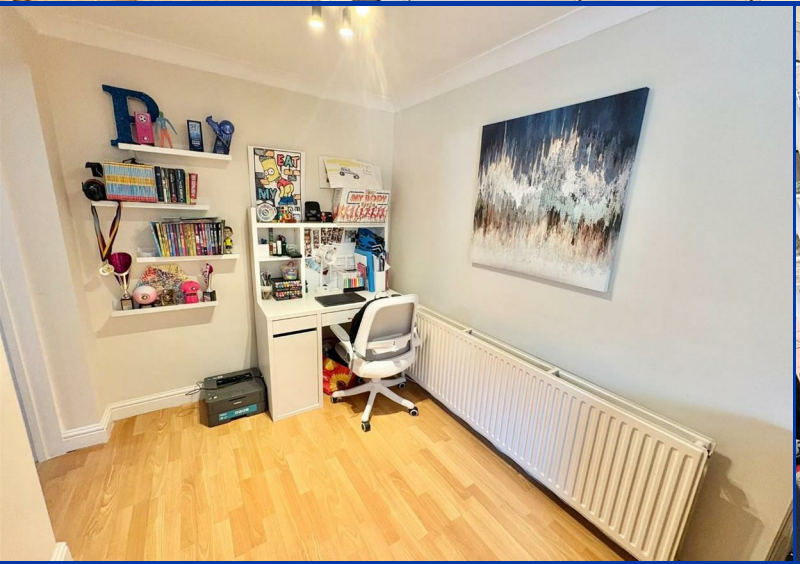
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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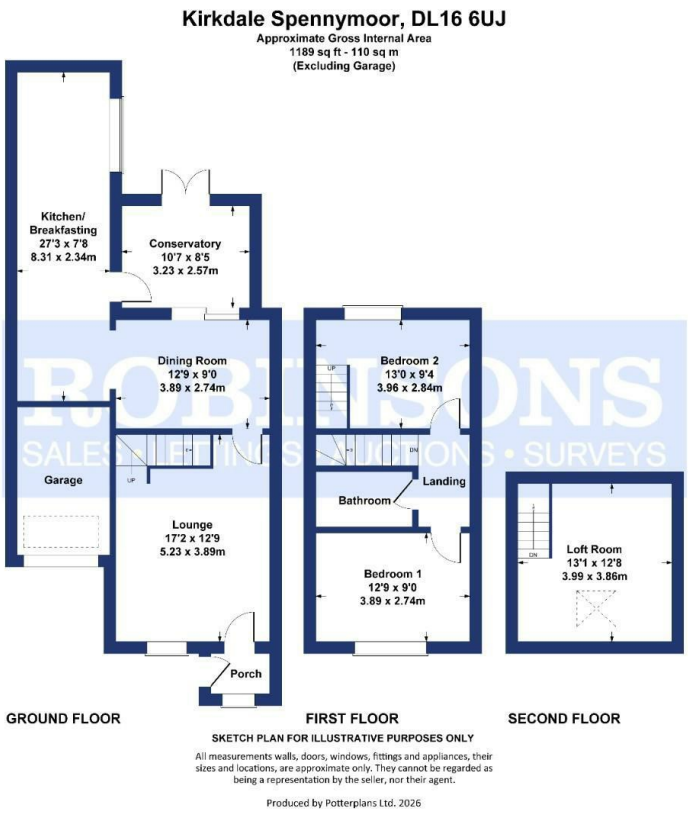
Surveys and EPCs

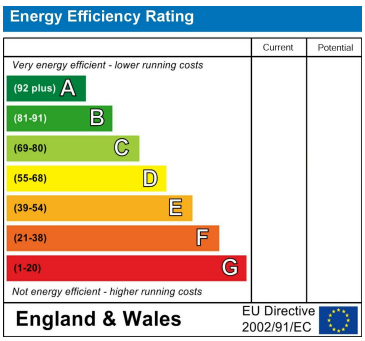
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Strategic Marketing Plan

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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.

RICS

ARLA Association of Residential Letting Agents

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