



Woodward Road, Spennymoor, DL16 7US
2 Bed - House - Mid Terrace
Asking Price £129,950

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Robinsons are delighted to present this beautifully maintained two-bedroom terraced home, ideally positioned in the sought-after, family-friendly Merrington Park development in Spennymoor. Perfect for first-time buyers or young families, this immaculate property has been cared for to an exceptional standard throughout.

Enjoying close proximity to Spennymoor's wide range of local amenities, the home also offers excellent transport links to major road networks and public transport routes. Additional benefits include gas central heating and double glazing. Stylishly finished and deceptively spacious, this attractive mid-terrace is expected to generate significant interest and an early viewing is highly recommended.

The ground floor features an inviting entrance hallway, a cosy lounge, a generous kitchen/diner, and a convenient downstairs WC. To the first floor, you will find a well-proportioned main bedroom with built-in storage, a second double bedroom, and a modern family bathroom. Externally, the property boasts an enclosed rear garden and allocated parking.

EPC Rating B
Council Tax Band B

Hallway

radiator, wood effect flooring, stairs to first floor.

Lounge

12'5" x 14'4" (3.79 x 4.37)

Front facing UPVC double glazed window, television point, radiator.

Kitchen/Diner

8'11" x 14'4" (2.73 x 4.37)

Fitted with a modern range of gloss fronted base, wall and drawer units, worktops inset with stainless steel sink and drainer, gas hob with illuminated extractor hood over, electric oven, Plumbed for washing machine, space for slimline dishwasher, additional added units, rear facing UPVC double glazed french doors with matching glazed side panels.

Cloakroom/WC

5'7" x 2'5" (1.71 x 0.74)

Low level WC, pedestal wash hand basin, radiator, laminate flooring.

First Floor

Landing

Radiator, Loft access.

Bedroom One

10'8" x 11'3" (3.25 x 3.43)

Front facing UPVC double glazed window, radiator, two built-in storage cupboards.

Bedroom Two

10'10" x 8'1" (10'9" x 8'0") (3.30 x 2.46 (3.28 x 2.44))

Rear facing UPVC double glazed window, radiator.

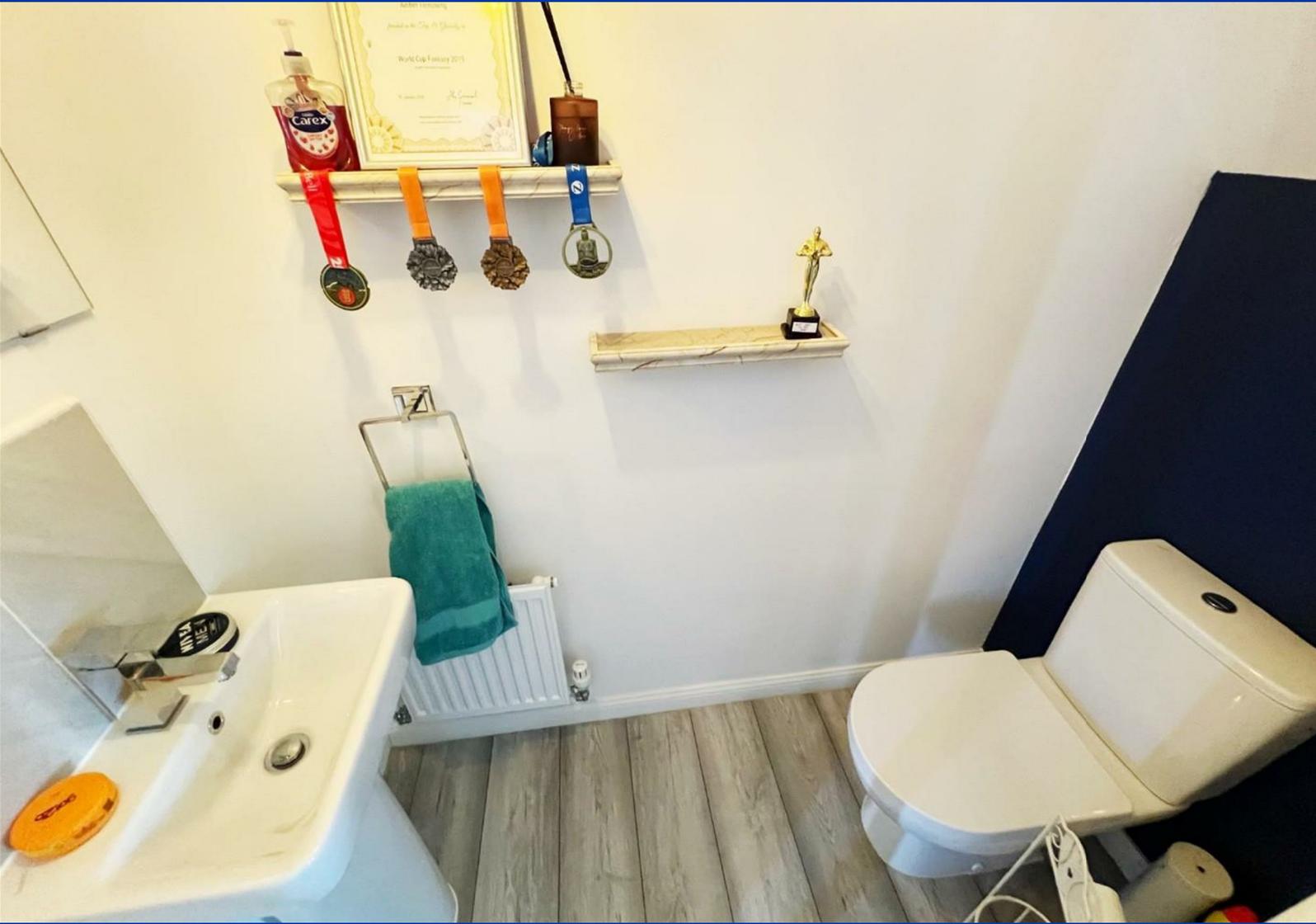
Bathroom

6'3" x 5'9" (1.91 x 1.74)

Fitted with a modern bathroom suite consisting of a low level WC, pedestal wash hand basin and bath with shower over, radiator, laminate tiled flooring, rear facing UPVC double glazed window.

Externally

Lawned garden to rear and allocated parking bay.



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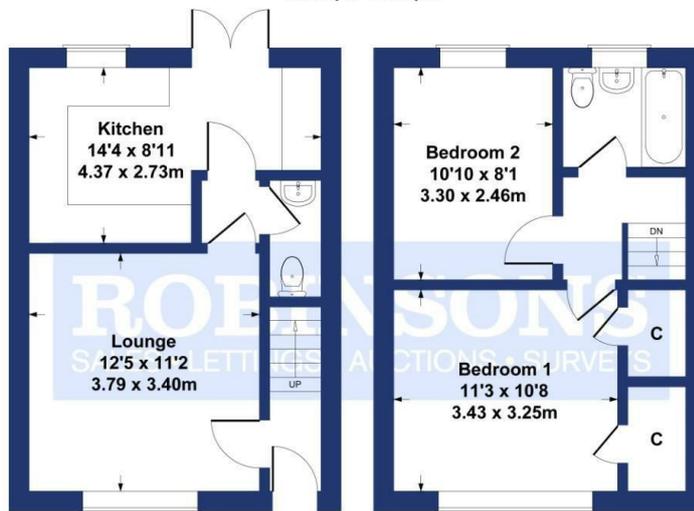
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodward Road

Approximate Gross Internal Area
638 sq ft - 59 sq m



GROUND FLOOR

FIRST FLOOR

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. 2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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