Clyde Terrace, Spennymoor, DL16 7SQ

4 Bed - House - Terraced

£189,950

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Robinsons are delighted to present to the market this beautifully maintained and deceptively spacious four-bedroom terraced home, offered for sale with the added advantage of no onward chain. Occupying a prime position on the ever-popular Clyde Terrace, the property enjoys a highly convenient location within easy walking distance of local shops, well-regarded schools and regular transport links. Spennymoor Town Centre is also just a short distance away, providing an excellent range of shopping, leisure and everyday amenities.

This impressive home offers generous and versatile living accommodation throughout, making it an ideal purchase for a wide range of buyers, including first-time purchasers, growing families and those seeking a spacious property in a sought-after residential area. Key features include a spacious lounge, separate dining room, a modern fitted kitchen with integrated appliances, a useful utility room, ground floor cloakroom, four well-proportioned bedrooms and a stylish family bathroom. The property also benefits from UPVC double glazing, gas central heating and the rare addition of a larger-than-average garage to the rear.

The accommodation briefly comprises; welcoming entrance hallway, spacious lounge, separate dining room, contemporary fitted kitchen, utility room and ground floor cloakroom/WC. To the first floor are four generously sized bedrooms and a beautifully presented family bathroom.

Externally, the property enjoys a forecourt garden to the front, while to the rear there is an enclosed yard providing access to the substantial garage, offering excellent storage facilities and secure off-road parking.

Properties of this size, quality and location rarely remain available for long. Early viewing is strongly recommended to fully appreciate the space, presentation and lifestyle this wonderful home has to offer.

EPC Rating: D
Council Tax Band: B

Hallway
Radiator, stairs to 1st floor

Lounge
13'9 x 13'8 + bay window (4.19m x 4.17m + bay window)
Quality flooring, radiator, UPVC window, bay window

Dining room
14'0 x 13'5 max points (4.27m x 4.09m max points)
Coal fire with stunning surround, radiator, French doors leading to rear

Kitchen
15'5 x 11'0 max points (4.70m x 3.35m max points)
Well presented wall & base units, integrated range oven, extractor fan, breakfast bar, stainless steel sink with mixer tap & drainer, tiled splash backs & flooring, UPVC window, radiator, space for American fridge freezer, access to rear, large storage cupboard

Utility room
6'8 x 5'5 (2.03m x 1.65m)
Wall & base units, plumbed for washing machine, space for dryer, tiled flooring

W/C
w/c, wash hand basin, UPVC window, radiator, tiled flooring

Landing
Radiator, access to bedrooms & bathroom

Bedroom One
13'6 x 11'1 + robes (4.11m x 3.38m + robes)
UPVC window, radiator, fitted wardrobes

Bedroom Two
14'0 x 11'0 + robes (4.27m x 3.35m + robes)
Fitted wardrobes, radiator, UPVC window

Bedroom Three
11'9 x 9'9 max points (3.58m x 2.97m max points)
Fitted wardrobes, radiator, UPVC window

Bedroom Four
10'4 x 6'9 (3.15m x 2.06m)
UPVC window, radiator

Bathroom
White panelled bath with shower over, wash hand basin, w/c, storage cupboard, UPVC window, radiator, tiled flooring

Externally
To the front elevation is an easy to maintain fore court , while to the rear there is a large enclosed yard with a double gate providing off road parking & access to garage.

Garage
18'0 x 11'7 (5.49m x 3.53m)
Power, lighting & electric door

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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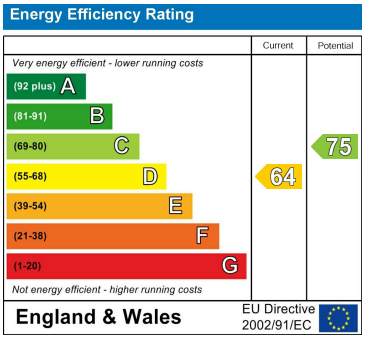

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RICS

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