

Moore Road, Spennymoor, DL16 7FY  
3 Bed - House - Detached  
Asking Price £200,000

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Robinsons are delighted to present for sale this beautifully maintained three-bedroom detached home, situated on the popular Merrington Park development. This modern residential estate lies on the outskirts of Spennymoor, within easy reach of the town centre and its wide range of shopping and leisure amenities. Early viewing is strongly recommended to avoid disappointment.

Built by Barratt Homes to their renowned high-quality standards, the property offers excellent family accommodation, benefiting from gas central heating and uPVC double glazing. A standout feature is the recently installed spacious open-plan kitchen/dining area, complete with French doors opening onto the rear garden.

The home is presented in immaculate condition throughout. The ground floor comprises a bright and welcoming lounge leading into the stylish open-plan kitchen/diner with integrated appliances. This space flows into a useful utility area and a downstairs cloakroom/WC. From the entrance hall, stairs rise to the first floor, where you will find three double bedrooms and a modern family bathroom. The master bedroom further benefits from an en-suite shower room.

Externally, the property features an easy-to-maintain front garden and a block-paved double driveway providing access to the integral garage. To the rear is a generous south-east-facing lawned garden, ideal for families and outdoor enjoyment.

In more detail, the accommodation comprises:

Council Tax: Durham County Council, Band C  
EPC Rating - B

#### Hallway

Stylish Amtico flooring, radiator, stairs to the first floor.

#### Lounge

14'1 x 10'0 (4.29m x 3.05m )

UPVC window, radiator, large under stairs storage cupboard and Amtico flooring

#### Kitchen/Diner

16'6 x 8'3 max points (5.03m x 2.51m max points)

The kitchen has been fitted with an ample range of wall, base and drawer cabinets with complimenting quartz work surfaces. The integrated appliances include a dishwasher, an electric oven with gas hob and an extractor fan. In addition, there is a Belfast style sink with mixer tap and drainer, UPVC window and radiator, as well as ample space for dining table. French doors lead out onto the rear garden, and Amtico flooring .

#### Utility room

5'6 x 5'0 (1.68m x 1.52m )

Wall and base units, plumbed for washing machine, extractor fan, UPVC window and Amtico flooring .

#### W/C

W/C, wash hand basin, radiator, uPVC window and Amtico flooring.

#### Landing

Loft access.

#### Bedroom One.

14'2 x 9'1 max points (4.32m x 2.77m max points)

Double bedroom with UPVC window, radiator.

#### Ensuite

Double shower cubicle with electric shower, wash hand basin, radiator, w/c, uPVC window, extractor fan

#### Bedroom Two

11'7 x 10'0 (3.53m x 3.05m )

Double bedroom with UPVC window, radiator and large inbuilt storage cupboard.

#### Bedroom Three

10'8 x 8'9 max points (3.25m x 2.67m max points )

Double bedroom with UPVC window, radiator.

#### Bathroom

White panelled bath, wash hand basin, tiled splashbacks, w/c, radiator, uPVC window, extractor fan

#### Externally

To the front aspect is an easy to maintain garden and block paved double driveway with access to the integral garage. The boiler is located in the garage. To the rear aspect is a sizeable lawned garden, enclosed by fencing.

There is access to the rear garden from the side of the property

#### Agents 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

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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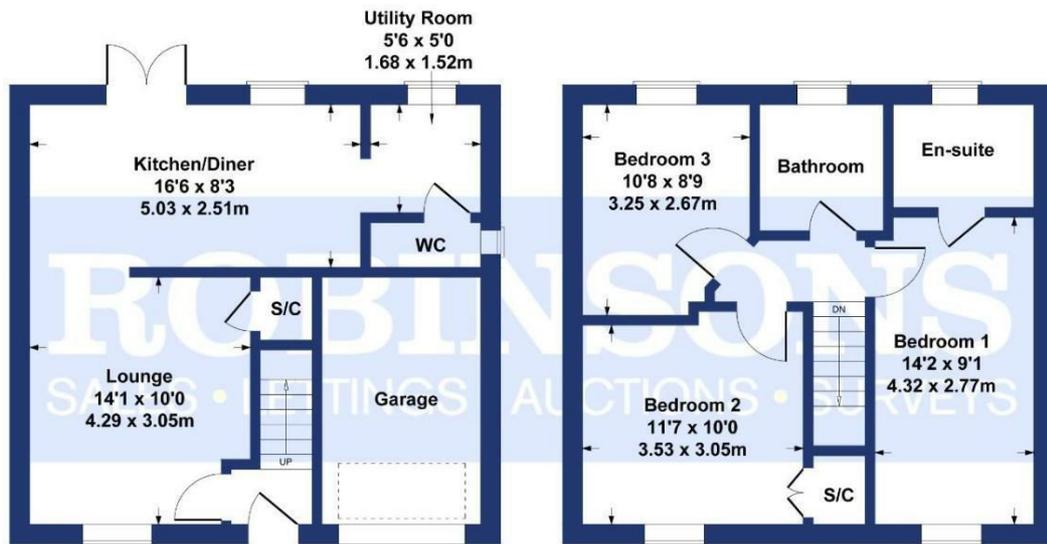
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GROUND FLOOR

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. 2023

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

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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