



Chestnut Avenue, Spennymoor, DL16 7SW
4 Bed - House - Semi-Detached
£119,950

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Robinsons are delighted to present to the market this well proportioned four bedroom semi detached home, occupying a substantial corner plot within a quiet cul de sac on Chestnut Avenue. The property is ideally situated for convenient access to Spennymoor town centre, local bus routes, schools, and a range of amenities. In our opinion, this attractive home will appeal to a wide variety of purchasers. The property offers an excellent array of features, including four spacious bedrooms, a well sized kitchen, a useful utility room, ground floor W/C, detached garage, and an extensive rear garden. Family homes of this calibre and plot size rarely come to the market, so early viewing is strongly recommended to avoid disappointment.

The accommodation briefly comprises: entrance hall, lounge with a log burner with a feature surround and French doors opening into the conservatory, kitchen, and a versatile utility room along with a rear lobby and cloakroom/WC. To the first floor are four bedrooms and the family bathroom. Externally, the front elevation features an easy to maintain garden and a shared driveway leading to the detached garage. To the rear, the property boasts a substantial enclosed garden with patio area, offering an excellent outdoor space for families, entertaining, or further landscaping potential.

EPC rating- D
Council tax band -A

Porch

UPVC windows, access to hall

Hallway

Quality flooring, stairs to 1st floor

Lounge

19'5 x 10'5 (5.92m x 3.18m)

UPVC bay window, radiator, multi fuel stove and stunning surround

Conservatory

10'1 x 9'6 (3.07m x 2.90m)

UPVC windows, french doors leading to rear

Kitchen

10'4 x 9'6 (3.15m x 2.90m)

White wall & base units. Integrated oven, hob, extractor fan, fridge freezer, sink with mixer tap & drainer, tiled splash backs, UPVC bay windows, radiator, plumbed for dishwasher

Utility room

10'0 x 7'4 (3.05m x 2.24m)

Base units, belfast sink with mixer tap, plumbed for washing machine, space for dryer, tiled splash backs, radiator

Rear Lobby

Storage cupboard, access to rear

W/C

w/c , tiled splash backs, UPVC windows

Landing

UPVC windows, 2x storage cupboard's ,loft access

Bedroom one

10'2 x 9'7 (3.10m x 2.92m)

Fitted wardrobes, radiator, UPVC windows, quality flooring

Bedroom two

11'9 x 9'5 (3.58m x 2.87m)

UPVC windows, radiator

Bedroom three

10'1 x 7'5 (3.07m x 2.26m)

UPVC windows, radiator

Bedroom four

6'5 x 7'1 (1.96m x 2.16m)

UPVC window, radiator

Bathroom

5'8 x 5'5 (1.73m x 1.65m)

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

Externally

To the front elevation is an easy to maintain garden & shared driveway which leads to a garage, while to the rear there is a stunning large enclosed garden & patio.

Agent notes

Council Tax: Durham County Council, Band A

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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