



## Watson Park

Spennymoor DL16 6NH

Offers In The Region Of £164,950





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# Watson Park

Spennymoor DL16 6NH



- Stylish recently built townhouse
- EPC Rating - C
- Gardens & two allocated parking spaces

- Sold with no onward chain
- Two stylish bathrooms
- Landscaped garden

- Contemporary fully integrated kitchen
- Three well proportioned bedrooms
- Excellently located for commuting

Viewing is highly recommended to take advantage of the opportunity to purchase with no onward chain, this superb townhouse with three well proportioned bedrooms. Having a contemporary finish throughout the layout comprises to the ground floor of a welcoming entrance hall with cloakroom/WC and impressive open plan kitchen, dining and family room with bi-fold doors opening into the rear garden. The kitchen is fitted with a comprehensive range of units and a host of integrated appliances. To the first floor is a living room and third bedroom. Stairs lead to the second floor which houses the master bedroom with en-suite shower room, further double bedroom and family bathroom. Externally there are two allocated parking spaces to the front and enclosed landscaped garden to the rear.

Watson Park is part of the Durham Gate development which provides excellent road links to Durham City and the A1(M). It is also within easy reach of amenities within Spennymoor.

## GROUND FLOOR

### Hall

Welcoming entrance hall with stairs leading to the first floor with built in storage, a telephone point and radiator.

### Cloakroom/WC

With WC, wash basin, radiator, tiled floor, tiled splashbacks and extractor.

## Open Plan Kitchen, Dining & Family Room

24'7" x 14'4" (7.50 x 4.37)

Impressive open plan space which is perfect for modern living having bi-fold doors opening into the rear garden. The kitchen is fitted with a contemporary range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a host of integrated appliances including a built in stainless steel oven, gas hob with extractor over, fridge, freezer, washing machine, dishwasher, microwave and wine cooler. Further features include a UPVC double glazed window, wall panel radiator, tiled flooring and unit housing the gas central heating boiler.

## FIRST FLOOR

### Landing

With stairs leading to the second floor, UPVC double glazed window to the front and radiator.

### Living Room

14'5" x 13'0" (4.40 x 3.98)

Spacious reception room with UPVC double glazed windows to the rear and side and radiator.

### Bedroom Three

11'7" x 8'0" (3.54 x 2.46)

Having a UPVC double glazed window to the front and radiator.

## SECOND FLOOR

## Landing

With airing cupboard and further storage cupboard.

## Master Bedroom

11'2" x 9'4" (3.42 x 2.87)

Generous bedroom with a UPVC double glazed window to the rear and built in wardrobe.

## En-Suite

Having a cubicle with mains fed shower, pedestal wash basin and WC. Having a shaver point, extractor, heated towel rail and velux window.

## Bedroom Two

12'11" x 7'11" (3.96 x 2.43)

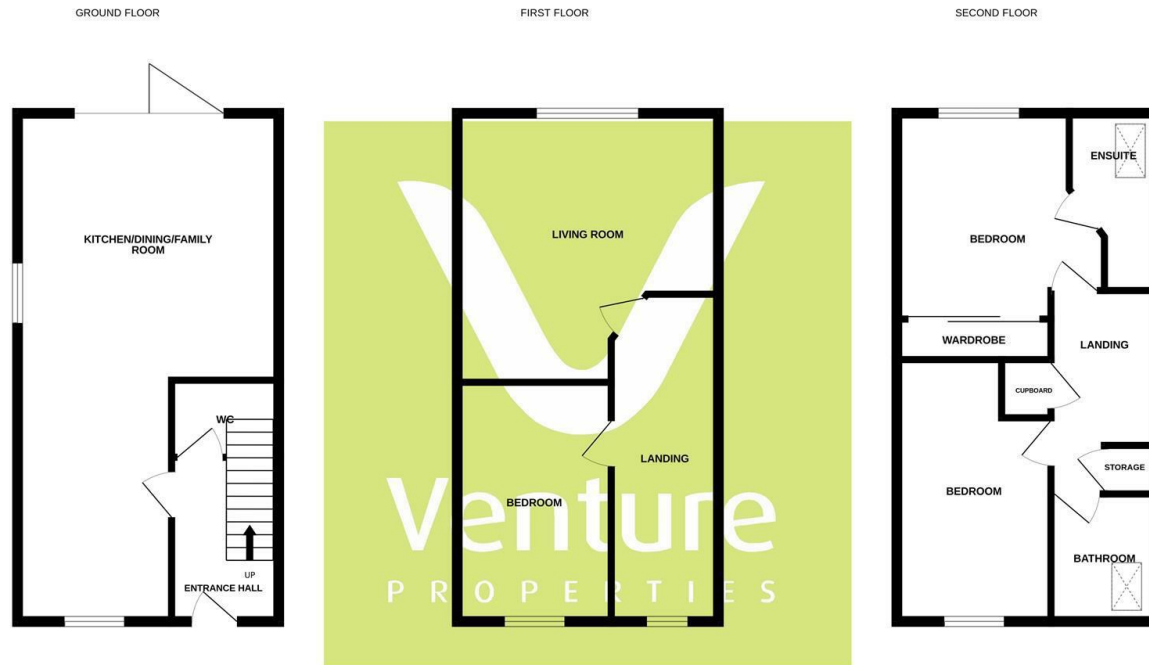
Double room with a UPVC double glazed window to the front, radiator and access to the loft.

## Bathroom/WC

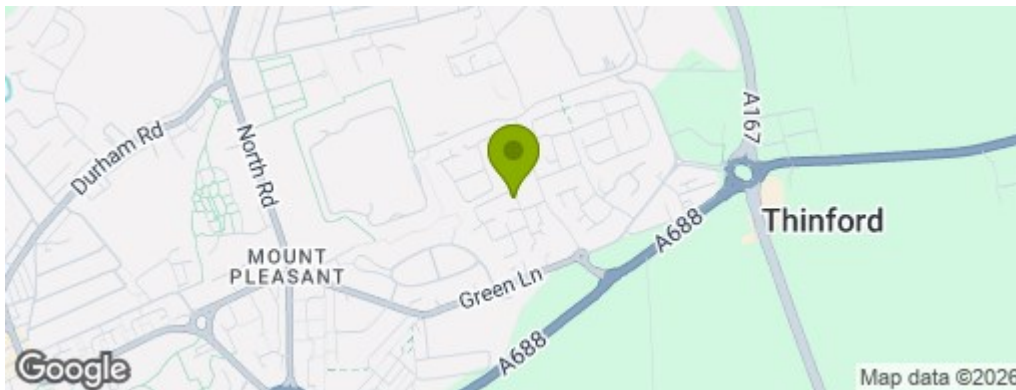
Fitted with a stylish white suite comprising of a panelled bath, pedestal wash basin and WC. Having tiled splashbacks, radiator and velux window.

## EXTERNAL

To the front of the property is a lawned garden and two allocated parking spaces, whilst to the rear is an enclosed landscaped garden with artificial lawn, raised beds and patio area.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Check via OFCOM website.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: C Annual price: £2331 (Maximum 2025)  
 Energy Performance Certificate Grade C  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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