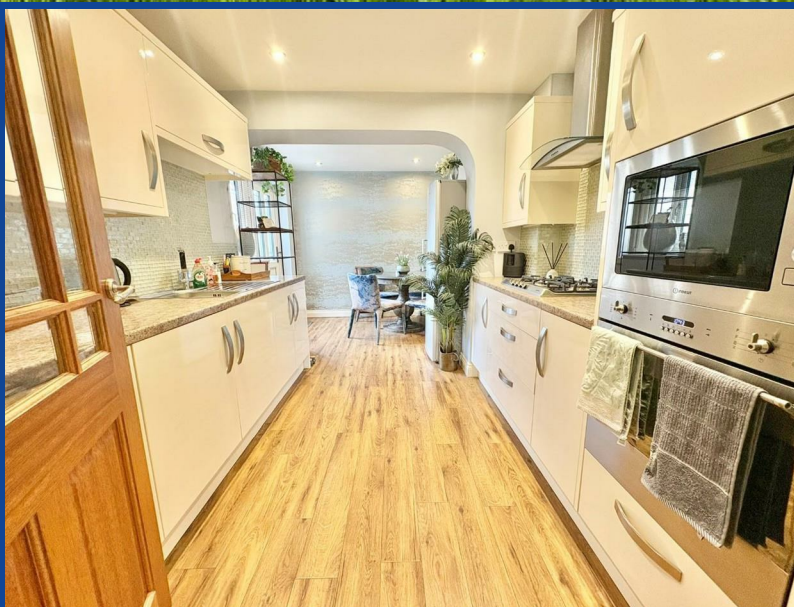




St. Johns Court, Kirk Merrington, DL16 7JU
3 Bed - House - Mid Link Terrace
Asking Price £149,950

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Robinsons are delighted to offer to the market this stunning and substantially extended three-bedroom mid-link home, ideally situated within the heart of the popular village of Kirk Merrington. Perfectly suited to families, the property is approximately a five-minute walk from the highly regarded Kirk Merrington Primary School, while Spennymoor town centre is just a short drive away, offering a wide range of shops, amenities and leisure facilities. The property is also ideally positioned for commuters, with excellent access to Durham City Centre, Darlington and Teesside, while the nearby A1(M) and A19 provide excellent road links throughout the region.

The property offers spacious and versatile accommodation, benefiting from a generous lounge/diner, extended fitted kitchen and extended family bathroom, together with three well-proportioned bedrooms. Further benefits include UPVC double glazing, gas central heating and a single attached garage.

The accommodation briefly comprises: entrance hall, open-plan lounge/diner and extended fitted kitchen to the ground floor. To the first floor are three good-sized bedrooms and an extended family bathroom. Externally, the property enjoys a low-maintenance front garden, while to the rear is a private enclosed garden and patio, providing an excellent space for outdoor dining and entertaining. A single attached garage is also located to the rear.

Properties of this style, size and location rarely come to the market, making this an excellent opportunity for families and buyers seeking a well-positioned home within this sought-after village. Early viewing is strongly recommended to fully appreciate the accommodation, location and potential this impressive property has to offer and to avoid disappointment.

In more detail, the accommodation comprises:

EPC Rating TBC
Council Tax Band B

Hallway

Radiator, stairs to first floor, two useful storage cupboards.

Lounge / Dining room

23'9 x 11'5 (7.24m x 3.48m)

Electric fire and surround, Upvc Bay window, radiators, space for dining room table, French doors leading to rear.

Kitchen

17'1 x 8'2 (5.21m x 2.49m)

Stunning wall and base units, integrated oven, hob, extractor fan, microwave, washing machine, stainless steel sink with mixer tap and drainer, spot lights, space for fridge / freezer, space for dining room table, Upvc window, tiled splash backing, quality flooring and access to rear.

Landing

Airing cupboard, loft access

Bedroom One

10'4 x 9'2 +robes (3.15m x 2.79m +robes)

Upvc window, radiator, fitted wardrobes

Bedroom Two

11'3 x 9'3 (3.43m x 2.82m)

Upvc window, radiator.

Bedroom Three

7'1 x 6'1 +robes (2.16m x 1.85m +robes)

Upvc window, radiator, fitted wardrobes

Bathroom

11'3 x 8'2 (3.43m x 2.49m)

Large panelled bath, shower cubicle, wash hand basin, W/C, tiled flooring, Upvc windows, radiator.

Externally

To the front elevation lovely green area, while rear there is a patio and garage.

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 – vendor advises there is fibre installed to the property 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Staged photo

OUR SERVICES

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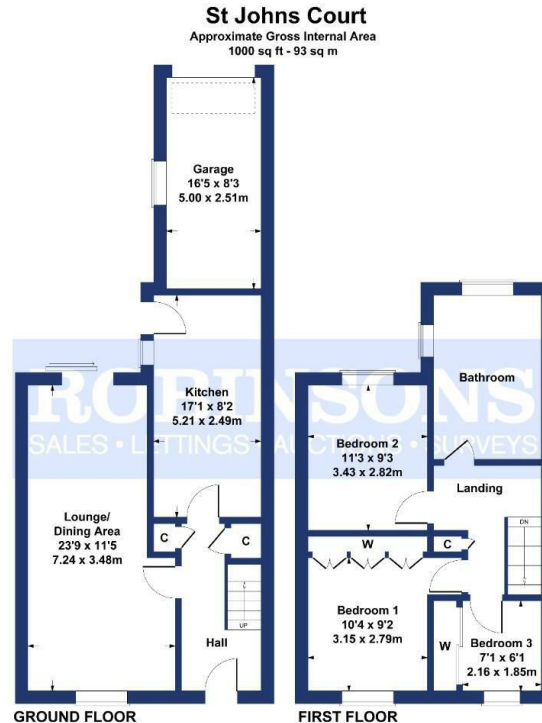
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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. 2026

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

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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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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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk