

STUART EDWARDS

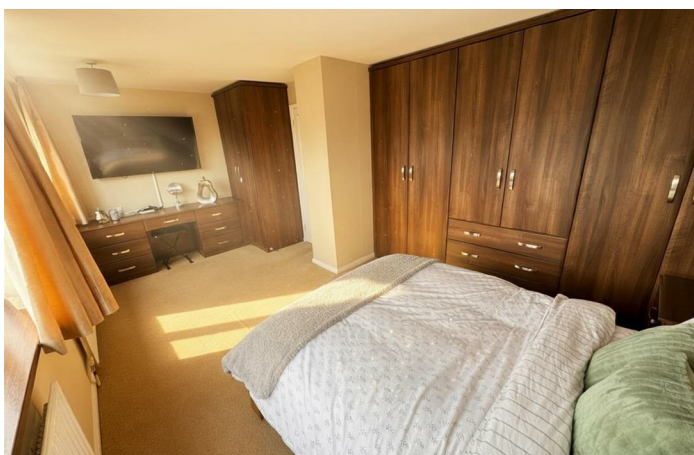


Farndale , Spennymoor DL16 6SG

- SUPERBLY APPOINTED ON A CORNER PLOT
 - 4 GENEROUS BEDROOMS
 - EXTENSIVELY FITTED KITCHEN
- GARAGE & DOUBLE BLOCK PAVED DRIVEWAY
 - POPULAR ESTABLISHED RESIDENTIAL DEVELOPMENT
- PROFESSIONALLY EXTENDED DETACHED HOUSE
 - LOUNGE & DINING ROOM
 - BATHROOM & SHOWER ROOM
 - WELL MAINTAINED GARDENS
 - EXCELLENT AMMENITIES CLOSE BY

Asking Price £299,950





FULL DESCRIPTION

Superbly appointment, professionally extended detached house situated on a corner plot. Accessed via a composite entrance door to the porch with double doors leading to the hallway and spacious lounge with attractive marble feature fireplace and UPVC double glazed patio doors overlooking the garden. A separate dining room with Karndean flooring leads through to the extensively fitted kitchen with luxury marble worktops and integrated oven and hob. An internal hallway with two storage cupboards leads through to a ground floor bathroom suite. Stairs from the entrance hallway leads to the first floor landing with loft access to the partly boarded out loft space. All four bedrooms are a generous size and there's a shower room. Externally to the front there's a double block paved driveway, single garage and laid lawn. Whilst the rear garden is a well maintained with large paved patio area, paved pathway, laid lawn and fenced boundaries. Benefiting from a gas combi boiler with radiators to all rooms and UPVC double glazing throughout. This is a popular residential development amongst families within close proximity to Spennymoor Town Centre. In ready to move into condition, internal inspection is essential to appreciate this quality property.

AREA INFORMATION

The Greenways Estate is a popular and well-established residential development located in Spennymoor. Known for its quiet, family-friendly atmosphere, it is considered one of the town's most sought-after locations due to its proximity to local amenities and green spaces. It is conveniently situated within approximately one mile of Spennymoor Town Centre, providing easy access to local shops, supermarkets, and leisure facilities. Jubilee Park is also within easy reach and the estate is well-placed for commuters, with straightforward road links to Durham, Darlington, and Newcastle via the A1(M) and A167.

ENTRANCE PORCH

Composite entrance door to the porch with double doors to the hallway.

HALLWAY

Double radiator, coved ceiling and stairs with under stair storage cupboard leading to the first floor landing.

LOUNGE

25'9 x 11'6

Marble feature fireplace with inset gas fire, two radiators, coved ceiling and UPVC double glazed patio doors overlooking the garden.

DINING ROOM

19'10 x 7'8

Double radiator, Karndean flooring and coved ceiling.

KITCHEN

16'0 x 10'0

Extensive range of handleless wall and floor units with marble worktops, matching upstands and inset sink unit with mixer tap. Integrated double electric oven, ceramic hob and extractor hood. Space for an American fridge freezer and plumbed for an automatic washing machine and tumble dryer. Karndean flooring, radiator and UPVC rear entrance door.

INTERNAL HALLWAY

With two storage cupboards.

BATHROOM

White suite comprising low level wc, vanity storage unit with inset wash hand basin and mixer tap, panel bath with mains fed shower over and folding glass screen, laminate ceiling, tiled walls and flooring and chrome heated towel rail.

FIRST FLOOR LANDING

Two storage cupboards, one of which houses the central heating boiler and loft access with drop down ladder leading to the partly boarded loft space for additional storage.

MASTER BEDROOM

18'0 x 10'0

A range of fitted bedroom furniture and two radiators.

BEDROOM 2

16'1 x 13'6

A range of fitted bedroom furniture and double radiator.

BEDROOM 3

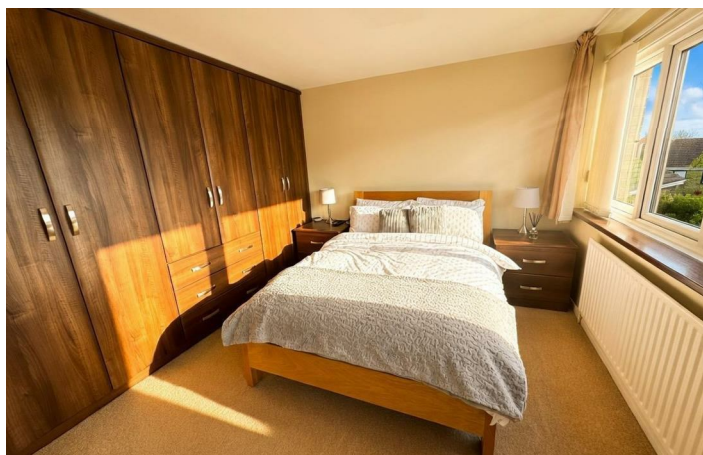
11'4 x 10'4

A range of fitted wardrobed and radiator.

BEDROOM 4

16'0 x 8'2

Double radiator.



SHOWER ROOM

Low level wc, vanity storage unit with inset wash hand basin and mixer tap, step-in shower cubicle with mains fed shower, heated towel rail and fully tiled walls and flooring.

GARAGE & DRIVEWAY

Double block paved driveway leading to an attached single garage.

GARDENS

Laid lawn to the front whilst the rear is well maintained with a large patio area, paved pathway, laid lawn, outside water tap and fenced boundaries.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4000-7306-0222-7622-3763>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.



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FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

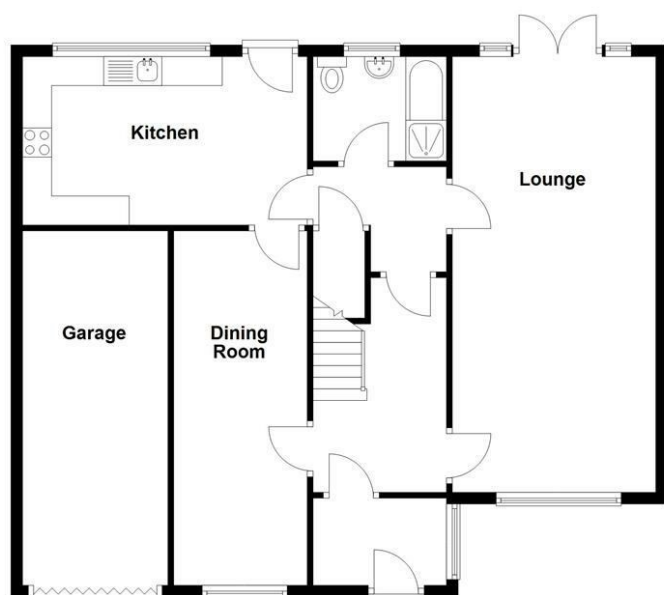
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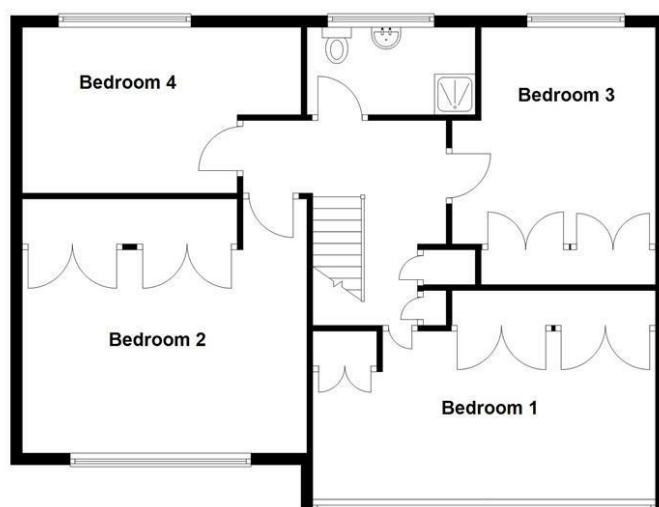
Council Tax Band: E
EPC Rating:



Ground Floor



First Floor



Total area: approx. 177.9 sq. metres (1914.5 sq. feet)
8 Farndale, Spennymoor

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.