



Lyne Road, Spennymoor, DL16 7AQ
3 Bed - House - Mid Terrace
£99,950

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Robinsons are delighted to offer to the market this BEAUTIFULLY PRESENTED THREE BEDROOMED MID LINK HOUSE, finished to an exceptional standard throughout. This impressive property is sure to appeal to a wide range of buyers, including first-time purchasers, growing families, and buy-to-let investors. Ideally situated close to local shops, schools, and public transport links, the property also benefits from being approximately one mile from Spennymoor Town Centre. Offering spacious and thoughtfully designed living accommodation both inside and out, the home boasts a stylish modern fitted kitchen, a contemporary family bathroom, three well-proportioned bedrooms and attractive low-maintenance gardens. Further benefits include uPVC double glazing and gas central heating throughout.

The accommodation briefly comprises a welcoming HALLWAY, CLOAK ROOM/WC, a SPACIOUS LOUNGE and a STUNNING MODERN FITTED KITCHEN. In addition, there is a useful outbuilding currently utilised as a UTILITY ROOM. To the first floor are THREE GENEROUSLY SIZED BEDROOMS and a BEAUTIFULLY APPOINTED FAMILY BATHROOM. Externally, the property features an EASY TO MAINTAIN FRONT GARDEN, while the ENCLOSED REAR GARDEN has been thoughtfully landscaped for low maintenance, creating an excellent outdoor space for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the quality, space, and excellent location this wonderful home has to offer.

EPC Rating: C
Council Tax Band: A

Entrance Hallway

With quality flooring, storage cupboard, central heating radiator and stairs leading to first floor.

WC

With wash hand basin and wc.

Lounge

13'5x11'7" (4.09mx3.53m)

With quality flooring, central heating radiator and upvc window.

Kitchen/Dining Room

13'5x11' (4.09mx3.35m)

Fitted with a stunning range of wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, fridge and freezer, central island with breakfast bar, tiled flooring, central heating radiator and upvc window.

Utility Room

6'5x4'9" (1.96mx1.45m)

With plumbing for automatic washing machine and space for tumble dryer.

Rear Lobby

With tiled flooring and access to rear.

First Floor

Landing

With storage cupboard.

Bedroom 1

12'9x10' (3.89mx3.05m)

With quality flooring, central heating radiator and upvc window.

Bedroom 2

10'6x9'7" (3.20mx2.92m)

With a range of fitted wardrobes, quality flooring, central heating radiator and upvc window.

Bedroom 3

With storage cupboard, quality flooring, central heating radiator and upvc window.

Bathroom/WC

Modern suite comprising free standing bath, wash hand basin, wc, chrome towel rail, access to loft space and upvc window.

Externally

To the front of the property is an easy to maintain lawned garden, whilst to the rear there is an enclosed garden with patio area.

Agents Notes

Council Tax: Durham County Council, Band A -

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Non Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – NA

Probate – NA

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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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