

Oxclose Crescent, Spennymoor, DL16 6RR
4 Bed - House - Semi-Detached
Asking Price £139,950

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Nestled in the highly sought-after area of Oxclose Crescent, Spennymoor, this exceptional four-bedroom mid-terraced home offers stylish and spacious living, perfectly suited to modern family life. Ideally located, the property provides excellent access to Spennymoor Town Centre, well-regarded local schools, and a range of everyday amenities.

Upon entering, you are welcomed into a beautifully presented home finished to an impressive standard throughout. The well-planned layout creates a warm and inviting atmosphere, ideal for both relaxing and entertaining. At the heart of the home is a stunning, contemporary kitchen, thoughtfully designed and well-equipped, providing the perfect space for cooking and socialising. The modern family bathroom is equally impressive, finished with quality fittings that complement the home's overall style.

The ground floor further benefits from a welcoming entrance hallway, a spacious and comfortable lounge, and a practical utility room. To the first floor are four generously sized double bedrooms, all featuring useful built-in storage.

Externally, the property enjoys a good-sized garden, offering a peaceful outdoor space ideal for children, entertaining, or simply unwinding in the warmer months.

This superb property represents an ideal family home, combining generous living space, high-quality finishes, and a prime location. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

EPC Rating: A
Council Tax Band: E

Hallway

Quality flooring, UPVC windows, stairs to 1st floor

Lounge

16'0 x 11'5 (4.88m x 3.48m)

UPVC windows, radiator, quality flooring

Kitchen/diner

22'1 x 12'2 (6.73m x 3.71m)

Modern wall & base units, Stainless steel sink with mixer tap & drainer, Integrated oven, hob, extractor fan, Breakfast bar, radiator, quality flooring, UPVC windows, spot lights, storage cupboard, french doors leading to rear

Utility room

9'0 x 5'0 (2.74m x 1.52m)

Spot lights, quality flooring, radiator, sink, UPVC windows

Landing

Loft access, spot lights

Bedroom one

11'8 x 9'9 (3.56m x 2.97m)

UPVC windows, radiator, fitted wardrobes

Bedroom two

10'8 x 9'5 (3.25m x 2.87m)

UPVC windows, radiator, fitted wardrobes

Bedroom three

11'6 x 10'0 (3.51m x 3.05m)

UPVC windows, radiator, fitted wardrobes

Bedroom four

8'4 x 7'8 (2.54m x 2.34m)

UPVC windows, radiator

Bathroom

7'6 x 5'4 (2.29m x 1.63m)

Panelled bath with shower over, wash hand basin, w/c, storage cupboard, UPVC windows, extractor fan, spot lights

Externally

To the front elevation is an easy to maintain garden which subject to the correct family would make a great driveway, while to the rear there is a good sized enclosed garden.

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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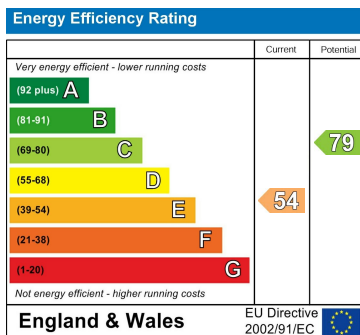
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