



Ridgeside, Kirk Merrington, DL16 7HG  
3 Bed - Bungalow - Detached  
Reduced £280,000

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Robinsons are pleased to present a remarkable opportunity to acquire a beautifully extended and fully refurbished three-bedroom link detached bungalow, nestled in the sought-after area of Ridgeside, North Close, on the outskirts of Kirk Merrington. This delightful family home is conveniently located approximately two miles from Spennymoor town centre, where you will find a variety of local amenities and schools within easy reach.

The property is ideally situated for commuters, with quick access to the A19 and A1, making it perfect for those travelling to nearby Durham City, Darlington, Teesside, and other parts of the region. Upon entering, you will be greeted by a welcoming entrance hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The heart of the home is the stunning open-plan kitchen and dining room, which has been designed with modern living in mind.

This bungalow boasts three generously sized double bedrooms, providing ample space for family and guests. The stylish shower room has been tastefully updated, ensuring a contemporary feel throughout the property. The exterior of the home is equally impressive, set on a well-proportioned plot with well-maintained gardens to the front, offering a pleasant outdoor space to enjoy.

Additional features include off-road parking, a garage, UPVC double glazing, and gas central heating, all contributing to the comfort and convenience of this exceptional property. Bungalows of this calibre are a rare find in the market, and early viewing is highly recommended to avoid disappointment. This is a wonderful opportunity to secure a lovely family home in a desirable location.

EPC Rating D  
Council Tax Band TBC

#### Hallway

Radiator, new floor covering, two storage cupboards, loft access.

#### Lounge

16'4 x 13'0 max points (4.98m x 39.62m max points)

Radiator, new floor covering, large uPVC window.

#### Kitchen/Diner

16'4 x 9'5 (4.98m x 2.87m )

New white wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, space for dining room table, plumbed for washing machine, quality flooring, tiled splashbacks, uPVC window, sliding uPVC door to rear, radiator, spotlights.

#### Bedroom One

13'0 x 10'6 (3.96m x 3.20m)

UPVC window, new floor coverings, radiator.

#### Bedroom Two

10'6 x 9'6 (3.20m x 2.90m )

UPVC window, new floor coverings, radiator.

#### Bedroom Three

15'2 x 8'6 (4.62m x 2.59m)

UPVC window, new floor coverings, radiator.

#### Bathroom

7'6 x 6'3 (2.29m x 1.91m )

Large shower cubicle, wash hand basin, W/C, uPVC window, new flooring, spotlights, extractor fan.

#### Externally

To the front elevation is an easy to maintain garden and block paved driveway. While to the rear there is a good sized enclosed garden which wraps around the side of the property to a lovely patio area.

#### Garage

#### Agent Notes

Council Tax: Durham County Council, Band TBC

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 – Electric

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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**Ridgeside**  
Approximate Gross Internal Area  
1039 sq ft - 97 sq m



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. 2025

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

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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