



Swan Walk, Spennymoor, DL16 7UU
3 Bed - House - Mid Link Terrace
Reduced £142,500

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Robinsons are delighted to offer for sale this well presented Three Bedroom terraced property located on Merrington Park. A popular residential development on the outskirts of Spennymoor, within easy reach of the town centre, where there are a range of shopping and leisure facilities. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT. Built by Barratt Homes to their popular and high-quality home standards, the property offers an excellent family sized accommodation with the benefit of large open plan lounge / dining room, master bedroom with en-suite, off street parking, garage, gas central heating and uPVC double glazing.

In brief the property comprises of entrance hallway, spacious open plan lounge / dining room, modern kitchen, ground floor W/C. To the first floor are three good sized bedrooms with master having the added bonus of en-suite facilities and family bathroom. Externally to the front of the property there is an easy to maintain garden with a pleasant outlook, while to the rear there is a good sized garden and patio which gives access to a garage and driveway, again giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band C

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Hallway

Wood effect flooring, radiator, storage cupboard.

W/C

W/C, wash hand basin, radiator, uPVC window, extractor fan, wood effect flooring.

Lounge

15'0 x 14'4 (4.57m x 4.37m)

Radiator, french doors leading to rear garden.

Kitchen/Diner

12'2 x 8'0 (3.71m x 2.44m)

Modern wall and base units, integrated oven, hob, extractor fan,

fridge freezer, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, wood effect flooring, space for dining room table, radiator, uPVC window, tiled splashbacks.

Landing

Loft access, radiator, storage cupboard.

Bedroom One

11'7 x 8'4 (3.53m x 2.54m)

UPVC window, radiator, fitted wardrobe.

En-Suite

Shower cubicle, wash hand basin, W/C, chrome towel radiator, extractor fan.

Bedroom Two

9'9 x 8'4 (2.97m x 2.54m)

UPVC window, radiator, fitted wardrobes.

Bedroom Three

8'8 x 6'2 (2.64m x 1.88m)

UPVC window, radiator.

Bathroom

White panelled bath, wash hand basin, W/C, radiator, uPVC window, extractor fan.

Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is a good sized garden and patio. The property also has the added bonus of a driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,271.95 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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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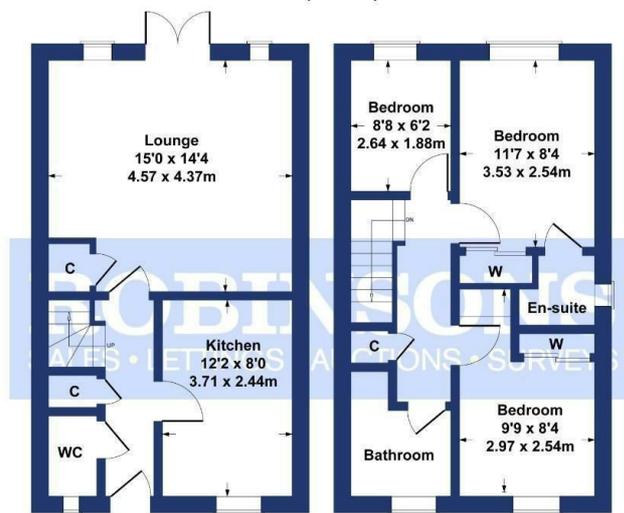
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Swan Walk

Approximate Gross Internal Area
810 sq ft - 75 sq m



GROUND FLOOR

FIRST FLOOR

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. 2018

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76 → 82
(81-91) B	
(69-80) C	
(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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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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