





**Pitman Way, Spennymoor, DL16 7WJ**
**2 Bed - House - Semi-Detached**
**Reduced £150,000**

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*** NEW HOME MOVE IN READY ***

Robinsons are delighted to offer to the market this large two bedroom Semi detached property which is located on the popular Cornish park development. This immaculate residence would be the perfect purchase for the young family or first-time buyer & has been exceptionally well finished throughout. Having easy access to all of the local amenities that Spennymoor itself has to offer, this deceptively spacious home is also within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing.
In Brief the property comprises of entrance hallway, Cloakroom, spacious lounge well presented open plan kitchen / dining room with French doors leading to the rear garden, to the first floor is a landing area which gives access to two good sized bedrooms and family bathroom. Externally to the front elevation is a easy to maintain garden and double block paved driveway, which leads to the larger than average rear garden.

EPC Rating: A

**Hallway.**
New floor coverings, radiator, storage cupboard, stairs to first floor.

**Lounge**
10'3 x 14'4 (3.12m x 4.37m)
New floor coverings, radiator..

**Inner Hall**
Access to W/C and Kitchen

**Kitchen / Diner**
13'6 x 10'1 (4.11m x 3.07m)
Morden wall and base units, space for oven, hob, extractor fan, space for fridge freezer, plumbing for washing machine, stainless steel sink with mixer tap and drainer, UPVC window, radiator, space for dining room table, French doors leading to the rear garden.

**W/C**
W/C, wash hand basin, radiator, extractor fan, UPVC window.

**Landing**
Storage cupboard

**Bedroom One**
13'6 x 9 (4.11m x 2.74m )
UPVC window, radiator and new floor coverings.

**Bedroom Two**
13'6 x 8'1 (4.11m x 2.46m)
UPVC window, radiator, storage cupboard and new floor coverings.

**Bathroom**
White panelled bath with shower over, wash hand basin, W/C, UPVC window, radiator.

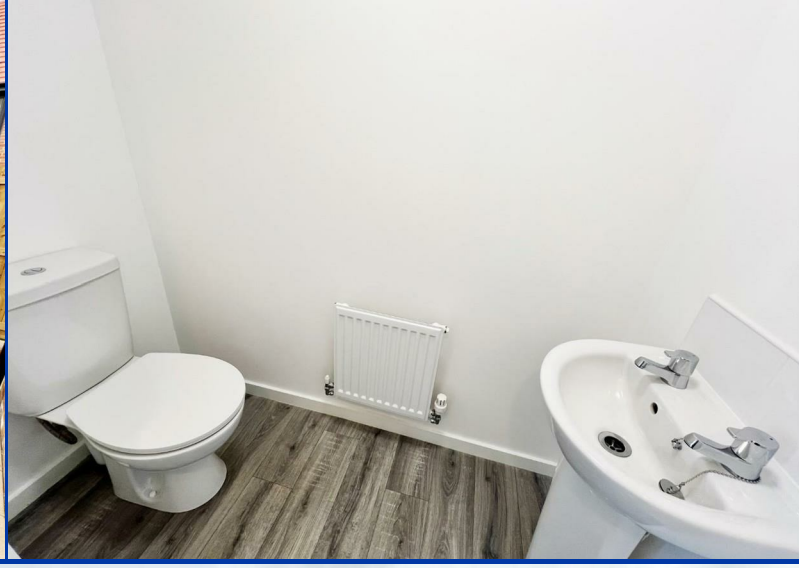
**Externally**
To the front elevation is a easy to maintain garden and double block paved driveway, which leads to the good sized enclosed garden and patio

**Agents Notes**
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps
Mobile Signal
Tenure: Freehold
Council Tax: Durham County Council, Band
Energy Rating: A

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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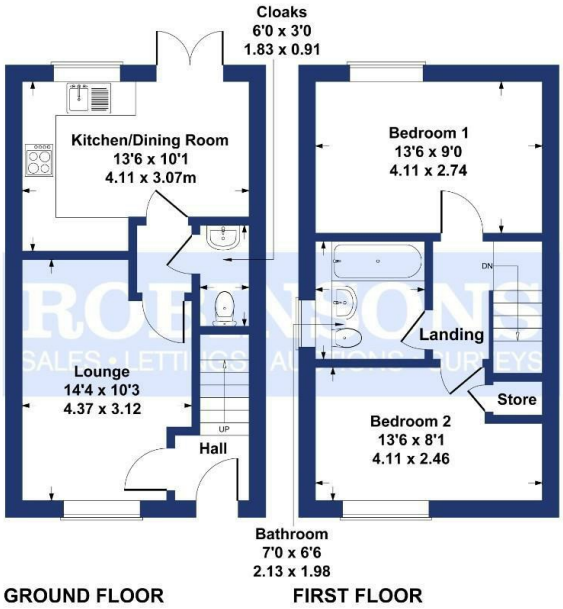
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Pitman Way

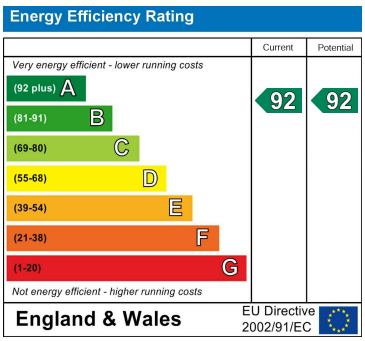
Approximate Gross Internal Area
673 sq ft - 63 sq m




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





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