



Richardson Place, Spennymoor, DL16 7JQ

£119,500

****NO CHAIN**** Nestled in the charming village of Kirk Merrington, Spennymoor, this delightful end-terrace house on Richardson Place offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

Spanning an impressive 883 square feet, this home features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The two spacious bedrooms provide ample space for rest and personalisation, making it a perfect retreat for individuals or small families. The bathroom is conveniently located, ensuring practicality for everyday living.

The property's location in Kirk Merrington is particularly appealing, offering a peaceful village setting while remaining within easy reach of local amenities and transport links. This makes it an excellent choice for those seeking a tranquil lifestyle without sacrificing convenience.

With its charming features and potential for modernisation, this end-terrace house presents an exciting opportunity for first-time buyers or investors alike. Embrace the chance to make this lovely property your own and enjoy all that this delightful area has to offer.

Reception Room 14'11" x 14'9" (4.57 x 4.5)



Wood-effect laminate flooring runs throughout, with light-toned tongue-and-groove panelling to dado height and painted walls above, finished with coved ceiling and skirting. Recessed spotlights are fitted across the ceiling, supplemented by opal glass wall lights. The front elevation has a window dressed with a fitted blind, and there is a decorative fireplace with a cast-iron stove set on a tiled hearth. A slatted radiator cover conceals the radiator to one wall. Panelled internal doors, one with leaded glazed inserts, lead to the hallway and adjoining rooms.

Kitchen/Diner 13'7" x 9'9" (4.16 x 2.99)



Fitted with a range of shaker-style wall, base and

full-height units in a warm timber finish with chrome bar handles, complemented by contrasting worktops and a tiled splashback. Inset one-and-a-half bowl sink with mixer tap and drainer sits beneath a window to the rear elevation. Space is provided for a range-style cooker with stainless steel extractor hood over, along with plumbing and space for a dishwasher and washing machine. Tiled flooring throughout, recessed spotlights to the ceiling, and open corner display shelving. Ample space for a dining table.

Bathroom (Ground Floor)



A four-piece suite comprising panelled bath with chrome mixer taps, quadrant shower enclosure with curved sliding glazed doors and thermostatic shower, pedestal wash hand basin with chrome mixer tap, and close-coupled WC. Metro tiling to half height with painted walls above, tiled flooring, and a chrome ladder-style heated towel rail. Recessed spotlights to the ceiling, with a pendant light over the basin, a full-width wall mirror and a circular recessed display niche.

Bedroom 1 14'5" x 14'3" (4.41 x 4.36)



Wood-effect laminate flooring runs throughout, with painted walls, coved ceiling and painted skirting. Recessed spotlights are fitted across the

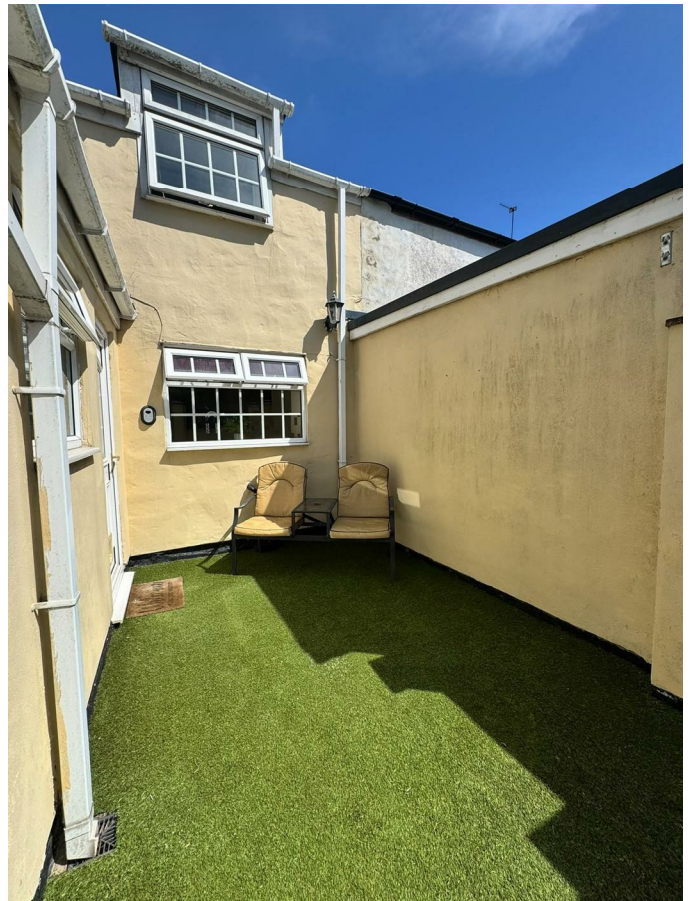
ceiling. A window to one elevation sits above a built-in window seat, flanked by slatted radiator covers, and is fitted with a blind. Built-in double wardrobes with panelled doors are set into the alcove alongside, and there is a cast-iron fireplace to the chimney breast.

Bedroom 2 13'2" x 10'7" (4.03 x 3.25)



Wood-effect laminate flooring continues throughout, with painted walls and skirting. The ceiling is part-sloping with an exposed structural beam, lit by a multi-head spotlight bar on a curved track. A window sits within a deep panelled reveal with a fitted wooden Venetian blind, with a panel radiator set beneath. Access is via a panelled door with lever handle.

Rear Yard



An enclosed, low-maintenance rear yard laid to artificial grass. External features include a wall-mounted carriage lantern, an outside tap point, and uPVC windows and door to the rear elevation with leaded glazed detailing. A part-glazed door provides access from the property.

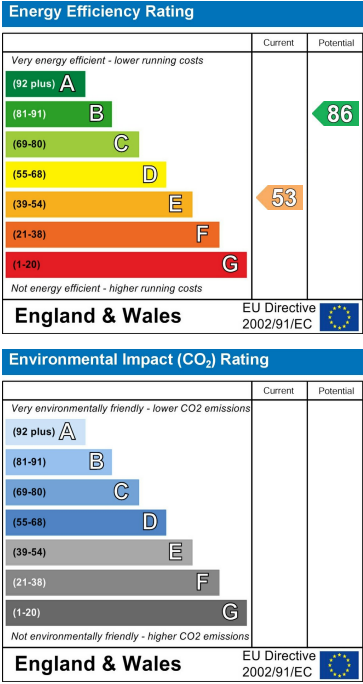
Floor Plan



Area Map



Energy Efficiency Graph



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