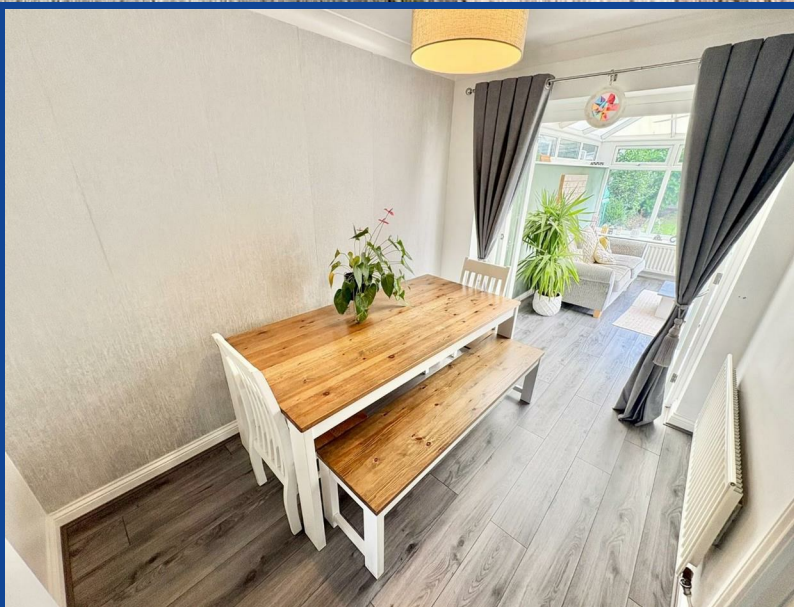




Meadow Green, Spennymoor, DL16 6TN
3 Bed - House - Semi-Detached
Asking Price £175,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to present to the market this beautifully maintained three-bedroom semi-detached family home, pleasantly situated within the highly sought-after Bellway Homes development, The Coppice. Ideally positioned for commuters, the property offers excellent transport links to Durham City, Darlington and Teesside, with Durham City Centre located approximately six miles away.

Beautifully presented throughout, this impressive home is sure to appeal to a wide range of buyers, including first-time purchasers, growing families and those looking to take the next step on the property ladder. The property benefits from a stylish fitted kitchen, a modern family bathroom, generous storage throughout, a superb conservatory extension, driveway parking, a single garage, well-maintained gardens, UPVC double glazing and gas central heating.

The accommodation briefly comprises an inviting entrance hall, a spacious and comfortable lounge, opening through to the dining room, which in turn provides access to the conservatory, creating an excellent space for both everyday family living and entertaining. The ground floor is further complemented by a well-appointed fitted kitchen. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom suite. Externally, the property enjoys attractive front and rear gardens, together with a driveway providing off-road parking and leading to a single garage.

An internal viewing comes highly recommended to fully appreciate the quality, space and location of this excellent family home. In more detail, the accommodation comprises:

EPC Rating - TBC
Council Tax Band - C

Hallway

Quality flooring, stairs to first floor, radiator, Upvc window.

W/C

W/c, wash hand basin, Upvc window, radiator

Lounge

14'0 x 12'5 (4.27m x 3.78m)

Upvc window, radiator, quality flooring, storage cupboard.

Dining room

9'9 x 7'3 (2.97m x 2.21m)

Quality flooring, radiator, access to conservatory.

Conservatory

12'7 x 8'6 (3.84m x 2.59m)

Upvc windows, radiator, access to rear.

Kitchen

9'8 x 8'0 (2.95m x 2.44m)

Stunning wall and base units, integrated oven, hob, extractor fan, fridge, freezer, stylish sink with mixer tap and drainer, Upvc window, tiled flooring and splash backs, spot lights, access to garage.

Landing

Upvc window, radiator, storage cupboard, loft access

Bedroom One

13'6 x 8'8 max points (4.11m x 2.64m max points)

Fitted wardrobes, Upvc window, radiator

Bedroom Two

10'3 x 9'1 (3.12m x 2.77m)

Upvc window, radiator

Bedroom Three

6'6 x 8'0 (1.98m x 2.44m)

Upvc window, radiator, storage cupboard

Bathroom

Panelled bath with shower over, wash hand basin, w/c, partly tiled, Upvc window, extractor fan, chrome towel radiator, spot lights, airing cupboard.

Externally

To the front elevation is a easy to maintain garden and driveway which leads to a good sized garage, while to the rear there is a larger than average garden and patio.

Garage

16'0 x 8'5 (4.88m x 2.57m)

Plumbed for washing machine, lighting, storage above.

Agents Notes

Council Tax: Durham County Council, Band C

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>

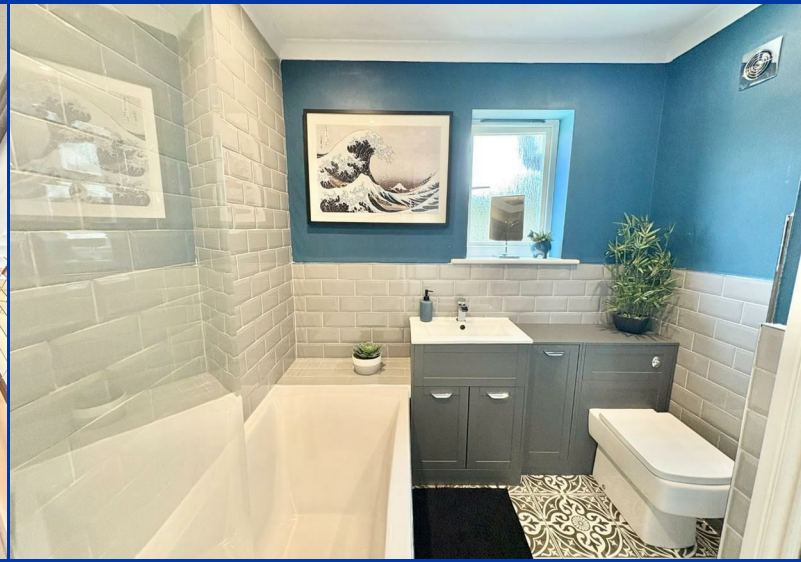
Protected Trees – None known

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk