



Edison Drive, Spennymoor, DL16 7UW  
3 Bed - House - End Terrace  
£125,000

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Robinsons are delighted to offer to the market this well presented three-bedroom end of terrace family home which is positioned on an attractive plot making the property appeal to a variety of purchasers from the first-time buyers to families. This beautiful home is conveniently situated on the popular Merrington Park development on the outskirts of Spennymoor town centre and local schools, amenities and bus routes lie within a half a mile radius. VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER and benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and DOUBLE BLOCK PAVED DRIVEWAY.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, LOUNGE, SUPERB KITCHEN / DINER with FRENCH DOORS leading to the rear garden. Whilst to the FIRST FLOOR, THREE BEDROOMS, MASTER having the added bonus of a lovely EN-SUITE and FAMILY BATHROOM. Whilst EXTERNALLY, to the front elevation there is a good sized blocked paved driveway, while to the rear there is larger than average enclosed garden and decked area. in more detail the accommodation comprises of :-

EPC Rating B  
Council Tax Band B

#### Hallway

Radiator, stairs to the first floor.

#### W/C

W/C, wash hand basin, radiator, extractor fan.

#### Lounge

16'0 x 11'8 (4.88m x 3.56m)

UPVC window, radiator.

#### Kitchen/Diner

15'1 x 10'5 (4.60m x 3.18m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap, plumbed for washing machine, radiator, space for fridge freezer, uPVC window, French doors leading to the rear, storage cupboard.

#### Landing

Loft access, radiator, storage cupboard.

#### Bedroom One

13'7 x 8'5 (4.14m x 2.57m)

UPVC window, radiator.

#### En-suite

Shower cubicle, wash hand basin, w/c, extractor fan.

#### Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

UPVC window, radiator.

#### Bedroom Three

8'7 x 6'2 (2.62m x 1.88m)

UPVC window, radiator.

#### Bathroom

White panelled bath, wash hand basin, w/c, uPVC window, extractor fan, tiled splashbacks.

#### Externally

To the front elevation, there is two parking bays. While to the rear, there is a good sized enclosed garden and decked area.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: Average

Tenure: Leasehold- 125 year lease starting from 4th October 2019.

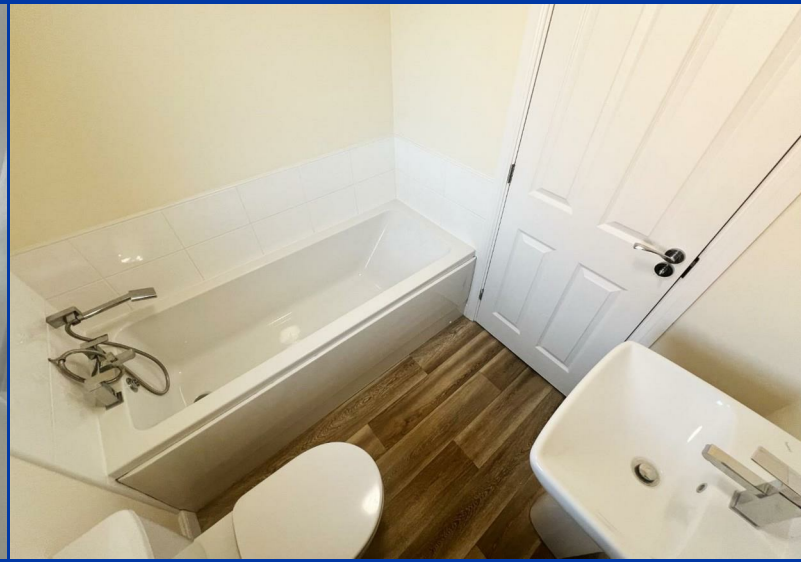
Council Tax: Durham County Council, Band B - Approx. £1,899.20 p.a

Energy Rating: B

The property is currently Leasehold however on completion it would become Freehold.

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.







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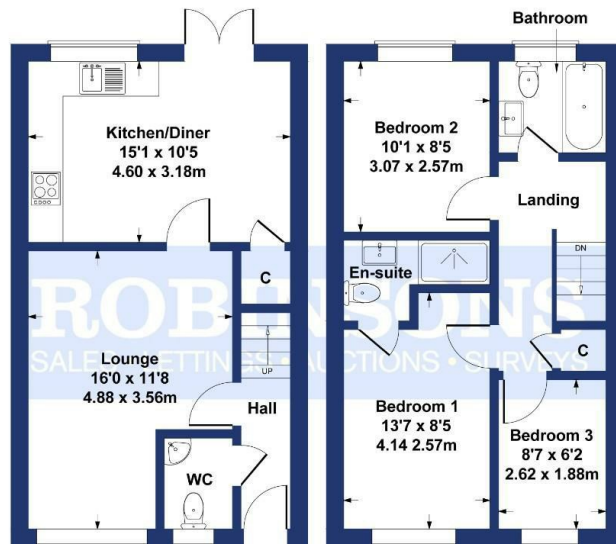
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Edison Drive**  
Approximate Gross Internal Area  
812 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		83	95
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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