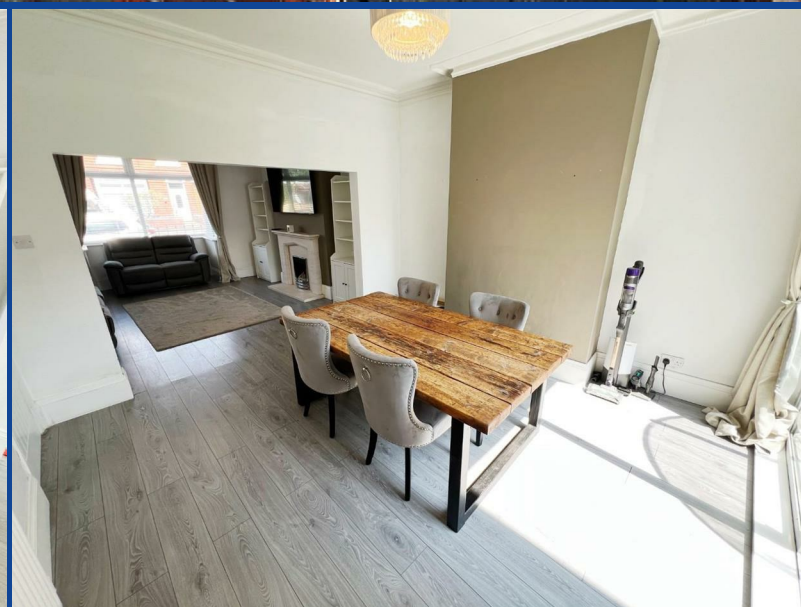
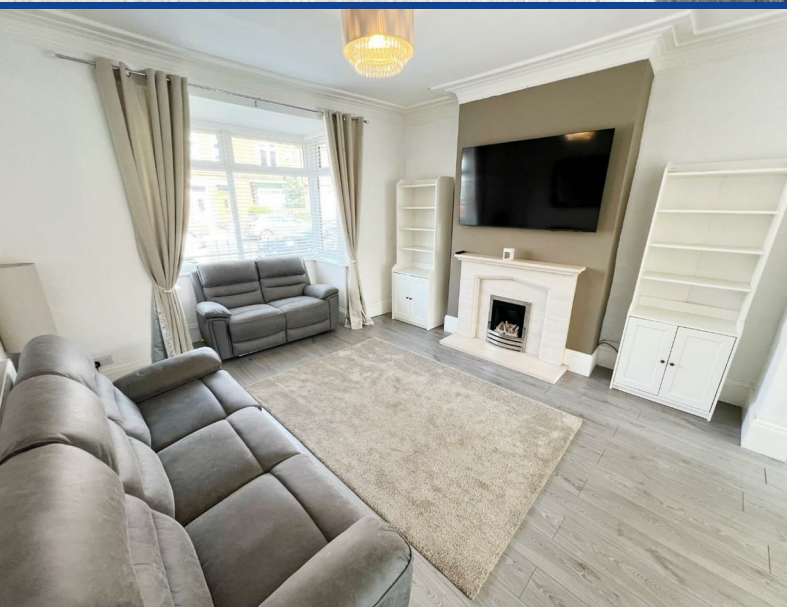




Clyde Terrace, Spennymoor, DL16 7SH
3 Bed - House - Mid Terrace
Asking Price £125,000

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Robinsons are delighted to offer to the market this beautifully presented and deceptively spacious three-bedroom terraced home, available with the added benefit of no onward chain. Situated on the highly sought-after Clyde Terrace, this attractive property enjoys a convenient location within walking distance of local shops, reputable schools and regular bus routes, while Spennymoor Town Centre, with its excellent range of shopping, leisure and everyday amenities, is just a short distance away.

This impressive family home boasts a number of desirable features, including a generous lounge, separate dining room, a superb fitted kitchen with integrated appliances, a stylish family bathroom, and three well-proportioned bedrooms. Further benefits include UPVC double glazing, gas central heating and the rare addition of a double garage to the rear. In our opinion, this property is ideally suited to a variety of purchasers, including first-time buyers, growing families and those seeking a spacious home in a popular residential location.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room and a modern fitted kitchen to the ground floor. To the first floor are three generously sized bedrooms, a beautifully presented family bathroom, a separate WC and access to a useful loft space from the landing. Externally, the property benefits from a forecourt garden to the front and an enclosed rear yard providing access to the double garage, offering excellent storage and secure off-road parking.

Properties of this calibre and location are rarely available for long, and early viewing is highly recommended to fully appreciate all that this excellent home has to offer.

EPC Rating: D
Council Tax Band: A

Entrance Vestibule

Tilled flooring, access to hallway.

Hallway

Radiator, Stairs to first floor.

Lounge

14'0 x 13'2 + bay (4.27m x 4.01m + bay)

Upvc bay window, radiator, feature fire and surround.

Dining Room

12'7 x 12'5 max points (3.84m x 3.78m max points)

Radiator, sliding doors leading to rear.

Kitchen

15'5 x 8'8 (4.70m x 2.64m)

Stunning wall and base units, integrated double oven, hob extractor fan, dishwasher, washing machine, space for American fridge / freezer, Blanco sink with mixer tap and drainer, breakfast bar., spot lights, Upvc window, radiator, French doors leading to rear.

Landing

Feature radiator, storage cupboard, stairs to loft.

Bedroom One

16'0 x 12'6 max points (4.88m x 3.81m max points)

Upvc bay window, radiator, quality flooring.

Bedroom Two

12'6 x 12'7 max points (3.81m x 3.84m max points)

Upvc window, radiator, quality flooring.

Bedroom Three

9'7 x 5'7 (2.92m x 1.70m)

Upvc bay window, radiator.

Family Bathroom

White panelled bath, separate shower cubicle, wash hand basin, airing cupboard, chrome towel radiator, tiled splash backs and spot lights.

W/C.

W/C, Upvc window.

Loft Space

Accessed via the stairs from the first floor landing.

Externally

To the front elevation is a easy to maintain forecourt, while to the rear there is a enclosed yard area which gives access to a double garage.

Double Garage.

16'1 x 15'3 (4.90m x 4.65m)

Power, lighting and electric roller shutter door.

Agent Notes

Council Tax: Durham County Council, Band A

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>

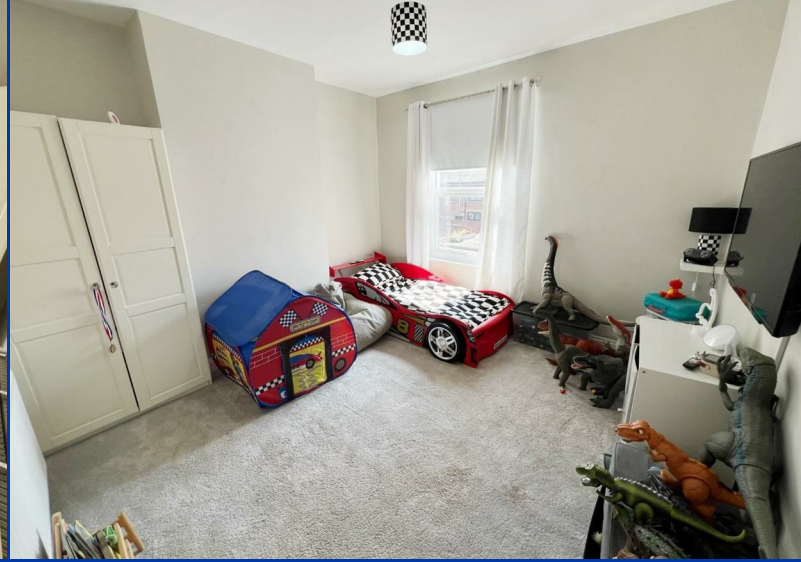
Protected Trees – None known

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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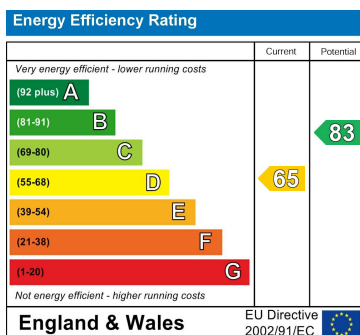
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.

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