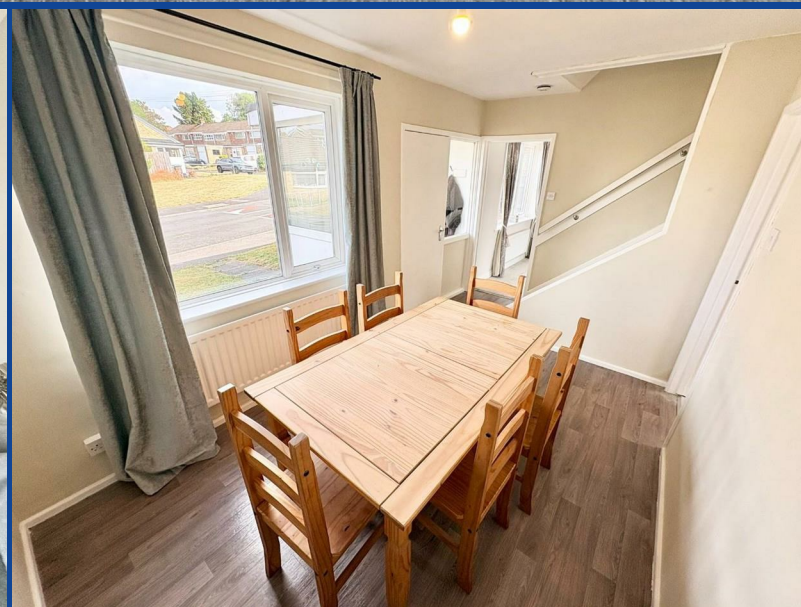




St. Davids Close, Spennymoor, DL16 6SZ
3 Bed - House - Semi-Detached
£129,950

ROBINSONS
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Robinsons are delighted to offer to the market this beautifully presented three-bedroom semi-detached home, pleasantly situated on a popular residential development on the outskirts of Spennymoor. Ideally located close to local shops, schools for all age groups, and excellent transport links to Spennymoor Town Centre, this property is perfectly suited to a variety of buyers.

This attractive family home is likely to appeal to first-time buyers looking to step onto the property ladder, as well as investors seeking a buy-to-let opportunity in an area with a strong rental demand. The property boasts a number of impressive features, including a spacious lounge, a stunning recently fitted kitchen, a separate dining room, off-street parking to the rear, and low-maintenance gardens. Given the many qualities on offer, early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises: an entrance porch, a spacious lounge, a separate dining room, a modern fitted kitchen, and a useful utility room. To the first floor, the landing provides access to three well-proportioned bedrooms, two of which are generous doubles, together with a family bathroom. Externally, the property occupies a good-sized plot with an attractive garden to the front, while the rear benefits from an easy-to-maintain garden and a driveway providing off-street parking.

Early viewing is strongly advised to fully appreciate what this wonderful home has to offer.

EPC Rating: D
Council Tax Band: A

Porch

UPVC window.

Lounge

18'3 x 9'9 (5.56m x 2.97m)

Dual aspect uPVC window, radiator.

Dining Room

14'7 x 8'0 (4.45m x 2.44m)

UPVC window, radiator.

Kitchen

9'1 x 7'7 (2.77m x 2.31m)

Stunning Wall and base units, integrated oven, hob extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splashbacks, quality flooring, storage cupboard.

Utility Room

10'3 x 8'0 max points (3.12m x 2.44m max points)

Base units, space for fridge freezer, quality flooring, access to the rear.

Landing

Large airing cupboard, loft access.

Bedroom One

12'0 x 9'9 max points (3.66m x 2.97m max points)

UPVC window, radiator, storage cupboard.

Bedroom Two

12'2 x 11'7 max points (3.71m x 3.53m max points)

UPVC window, radiator.

Bedroom Three

8'4 x 7'9 (2.54m x 2.36m)

Wood effect flooring, radiator, uPVC window, storage cupboard.

Bathroom

Panelled bath with shower over, wash hand basin, uPVC window, tiled splashbacks, extractor fan, radiator.

W/C

W/C, uPVC window.

Externally

To the front elevation, there is a easy to maintain garden. While to the rear, there is a garden and driveway providing off road parking.

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

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



OUR SERVICES

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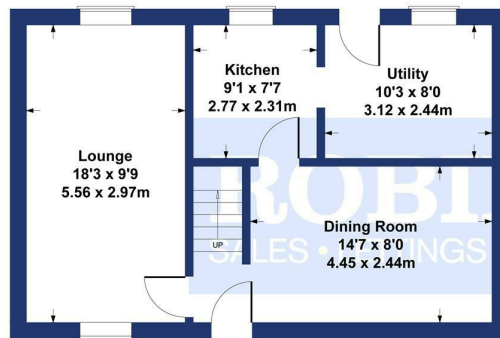
Lettings and Management

Strategic Marketing Plan

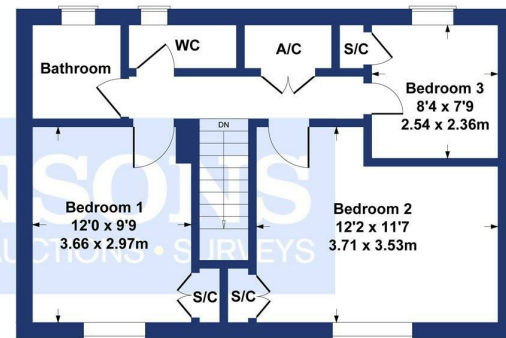
Dedicated Property Manager

St Davids Close

Approximate Gross Internal Area
1043 sq ft - 97 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		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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