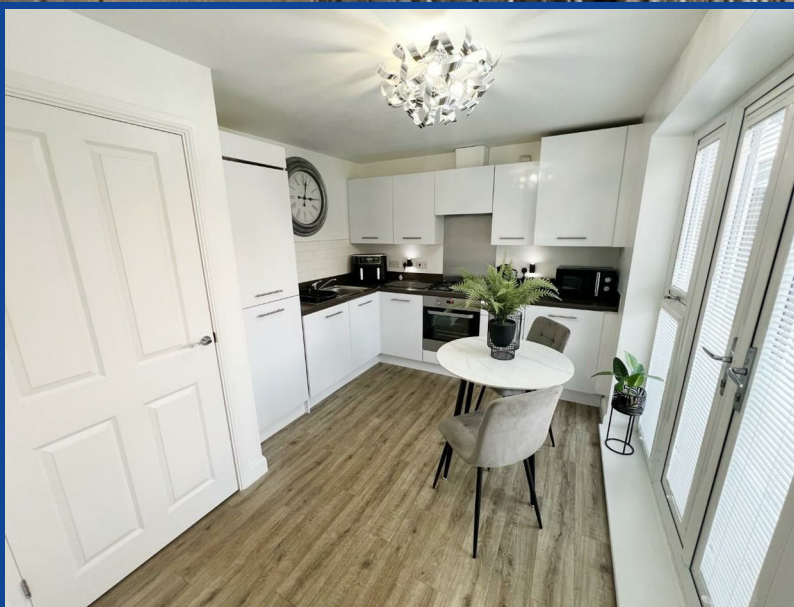




Lotherton Drive, Spennymoor, DL16 7FF
2 Bed - House - Mid Terrace
Asking Price £138,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We are delighted to present this stunning two-bedroom terraced home, beautifully positioned within the popular, family-friendly area of Lotherton Drive, Burton Woods. Immaculately maintained and a true credit to its current owners, the property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or young families. With easy access to the wide range of amenities available in Spennymoor, the home also provides excellent commuting links to major road networks and public transport routes. Additional benefits include gas central heating and UPVC double glazing.

The accommodation briefly comprises: entrance hall, ground-floor W/C, spacious lounge, and a beautiful kitchen/dining area fitted with a modern range of wall and base units and integrated appliances. To the first floor, the landing leads to two double bedrooms and a family bathroom with a three-piece suite. Externally, the property enjoys an easy-to-maintain front garden, while the rear boasts a good-sized enclosed garden along with parking for two vehicles. Internal inspection is highly recommended to fully appreciate the style, quality, and presentation of this impressive home.

EPC Rating: B
Council Tax Band: B

Hallway

Radiator, stairs to the first floor, quality flooring

Lounge

12'9 x 11'6 max points (3.89m x 3.51m max points)

UPVC windows with shutter blinds, quality flooring, radiator.

W/C

W/C, wash hand basin, radiator, tiled splash backs, extractor fan.

Inner Hall

Access to Kitchen & W/C

Kitchen/Diner

14'6 x 12'9 max points (4.42m x 3.89m max points)

Modern whitewall and base units, integrated fridge freezer, washer/drier, oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled splashbacks, pantry, space for dining room table, uPVC windows, radiator, French doors leading to the rear.

Landing

Loft access, radiator, quality flooring.

Bedroom One

11'6 x 11'0 (3.51m x 3.35m)

UPVC windows with shutter blinds, radiator, quality flooring, storage cupboard, fitted wardrobes.

Bedroom Two

8'2 x 11'1 (2.49m x 3.38m)

UPVC window, quality flooring, radiator.

Bathroom

6'6 x 6'1 max points (1.98m x 1.85m max points)

White panelled bath with shower over, wash hand basin, w/c, tiled splashbacks, uPVC windows, extractor fan, radiator.

Externally

To the front elevation, there is a easy to maintain garden. While to the rear, there is a pleasant enclosed garden and patio which gives access to two parking bays.

Agents Notes

Council Tax: Durham County Council, Band B approx £2,077 p.a

EPC Rating B

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>

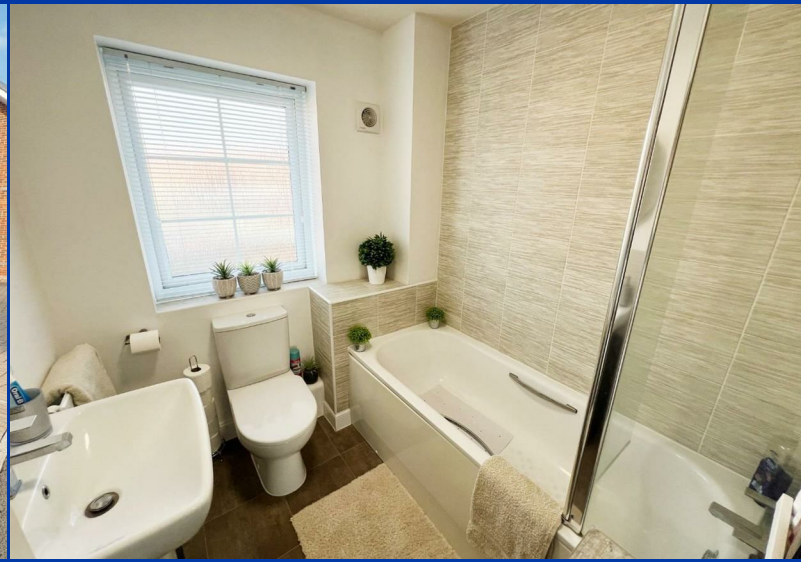
Protected Trees – None known

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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Surveys and EPCs

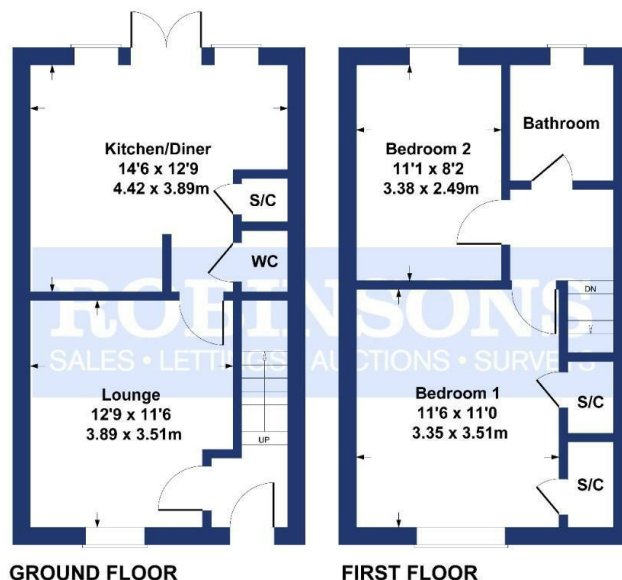
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lotherton Drive
Approximate Gross Internal Area
754 sq ft - 70 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(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		

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E: info@robinsonswynyrd.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.



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