

St. Davids Close, Spennymoor, DL16 6SZ

3 Bed - House - Semi-Detached

£99,950

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Robinsons are delighted to present to the market this beautifully maintained three-bedroom terraced home, pleasantly positioned on a sought-after residential development on the outskirts of Spennymoor. Ideally located for a range of local amenities, reputable schools and excellent transport links into Spennymoor Town Centre, this superb property is perfectly suited to first-time buyers, families and investors alike.

The home offers spacious and well-presented accommodation throughout, featuring a comfortable lounge, separate dining room, modern fitted kitchen and a stylish shower room. Further benefits include an attractive open outlook to the front, low-maintenance gardens and off-street parking to the rear.

The accommodation briefly comprises an entrance porch, generous lounge, separate dining room and contemporary kitchen to the ground floor. To the first floor are three well-proportioned bedrooms, two of which are doubles, along with a modern shower room.

Externally, the property enjoys a pleasant frontage with an attractive garden and open views. To the rear is an enclosed, easy-to-maintain garden together with a driveway providing valuable off-street parking.

With its excellent location, spacious layout and appealing presentation, early viewing is highly recommended.

EPC Rating: D
Council Tax Band: A

Entrance Porch
Radiator, UPVC window

Lounge
19'1 x 12'4 (5.82m x 3.76m)
Radiator, UPVC window, staircase to first floor

Kitchen
19'7 x 7'8 (5.97m x 2.34m)
Modern wall & base units, integrated fridge and freezer, oven, hob, extractor fan, microwave, stylish sink with mixer tap and drainer, tiled splashbacks, plumbing for automatic washing machine, radiator, UPVC windows, spotlights , breakfast bar, access to rear

First Floor Landing
Loft access

Bedroom One
12'5 x 10'5 (3.78m x 3.18m)
UPVC window, radiator, storage cupboard

Bedroom Two
10'7 x 9'4 (3.23m x 2.84m)
UPVC window, radiator

Bedroom Three
8'9 x 8'2 (2.67m x 2.49m)
UPVC window, radiator

Shower Room
Large walk in shower, wash hand basin, w/c, chrome towel radiator, airing cupboard, UPVC window, extractor fan

Externally
To the front elevation is an easy to maintain garden, whilst to the rear there is an easy to maintain enclosed patio area

Agents notes

Council Tax: Durham County Council, Band A

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

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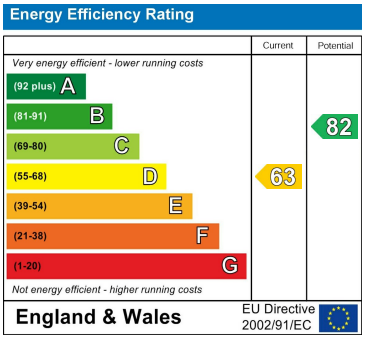
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