





Church Close, Kirk Merrington, DL16 7JY
3 Bed - House - Terraced
£119,950

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Robinsons are delighted to bring to the market this spacious and well-maintained three-bedroom mid-link home, pleasantly positioned within a quiet cul-de-sac in the popular village of Kirk Merrington, conveniently located between Spennymoor and Ferryhill.

Offering generous and well-proportioned accommodation throughout, this attractive property represents an excellent opportunity for first-time buyers, young families and those seeking a comfortable home in a desirable village location.

The property benefits from gas central heating, UPVC double glazing throughout and a useful conservatory, providing additional living space.

The accommodation briefly comprises: entrance porch, comfortable lounge and an impressive fitted kitchen/dining room, leading through to the conservatory. To the first floor are three well-proportioned bedrooms and a modern, well-presented family bathroom/WC.

Externally, the property enjoys an open-plan front garden, whilst to the rear is a fully enclosed garden, providing an ideal space for outdoor relaxation and entertaining. Further benefits include a garage situated within a nearby block.

Competitively priced to attract early interest, this appealing home is expected to generate strong interest and early viewing is highly recommended.

EPC Rating: C
Council Tax Band: A

Porch
Upvc windows, access to lounge

Lounge
15'9 x 12'4 (4.80m x 3.76m)
Upvc window, radiator, electric fire stairs to the first flooring.

Kitchen / Diner
15'9 x 9'6 (4.80m x 2.90m)
Stunning white wall and base units, integrated oven, hob, extractor fan, dishwasher, plumbed for washing machine, stainless sink with mixer tap and drainer, upvc window, radiator, sliding doors leading to conservatory.

Conservatory
14'6 x 8'3 (4.42m x 2.51m)
Upvc windows, French doors leading to rear.

Landing
Loft Access

Bedroom One
11'2 x 9'5 (3.40m x 2.87m)
Upvc window, radiator.

Bedroom Two
11'1 x 8'9 (3.38m x 2.67m)
Upvc window, radiator.

Bedroom Three
8'8 x 6'6 (2.64m x 1.98m)
Upvc window, radiator.

Bathroom
Panelled bath with shower over, wash hand basin, W/C, Upvc window, spot lights, radiator.

Externally
To front elevation is a easy to maintain garden, which over looks a pleasant garden, while to the rear there is a good sized enclosed garden with raised decked area, also the property benefits from a garage which is located close by.

Agents notes
Council Tax: Durham County Council, Band A

Property Construction – Non Standard - 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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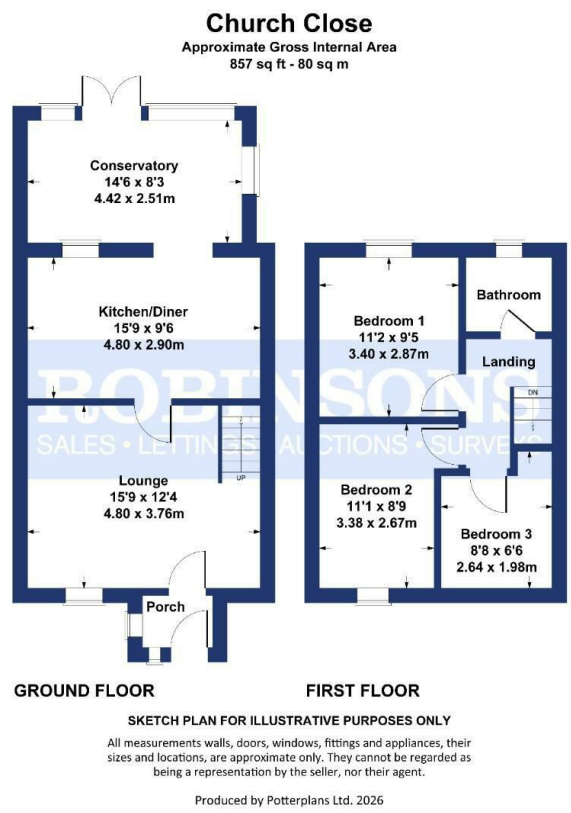

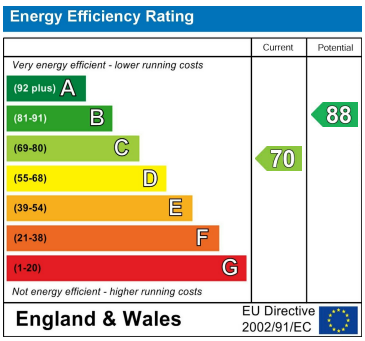

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