



**Dalton Wynd**  
Spennymoor DL16 6FP

Offers In The Region Of £175,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Dalton Wynd

Spennymoor DL16 6FP



x 3



x 1



x 1

- Ideal starter home
- EPC RATING - B
- Impressive open plan kitchen and dining room

- Beautifully presented
- Great location for commuting
- Master bedroom with ensuite

- Sought after location
- Local amenities
- Ground floor WC

An ideal starter home, this beautifully presented semi detached house is situated in the sought after location of Thinford. In ready to move in condition, with many impressive features including an open plan kitchen and dining room, master bedroom with ensuite and double driveway.

The floor plan comprises of an entrance hall, spacious living room and an open plan kitchen and dining room which comes with a range of integrated appliances. A useful storage cupboard and cloakroom/WC are also located off the kitchen. To the first floor, the master bedroom includes an en-suite shower room. There is a further double bedroom and a well proportioned third bedroom, sharing the stylish family bathroom. Externally there is driveway parking for two vehicles to the front and an enclosed garden to the rear.

Thinford is excellently placed for commuting North and South via the A167. There is also easy access to the A1(M). There is a selection of local amenities within walking distance and a wider range in nearby Spennymoor.

Viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Hall

Welcoming hallway with stairs leading to the first floor; laminate flooring and radiator.

### Living Room

13'10" x 12'2" (4.24 x 3.71)

Spacious reception room with a UPVC double glazed window to the front, laminate flooring and radiator.

### Inner Hall

Having a useful storage cupboard and access to the WC.

### WC

Comprising of a low level WC, pedestal wash basin and radiator.

### Open Plan Kitchen and Dining Room

15'0" x 9'0" (4.58 x 2.75)

Impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, an integrated fridge, freezer and dishwasher, as well as plumbing for a washing machine. Further features include UPVC double glazed french doors opening to the rear garden, recessed spotlighting, a radiator and unit housing the combi gas central heating boiler.

## FIRST FLOOR

### Landing

With access to the loft and a radiator.

### Bedroom One

11'8" x 10'8" (3.58 x 3.27)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

### Ensuite

5'4" x 5'0" (1.64 x 1.54)

Fitted with a cubicle with electric shower, pedestal wash basin, WC, tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the front.

### Bedroom Two

10'5" x 8'3" (3.18 x 2.52)

Double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Three

11'1" x 6'2" (3.40 x 1.89)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

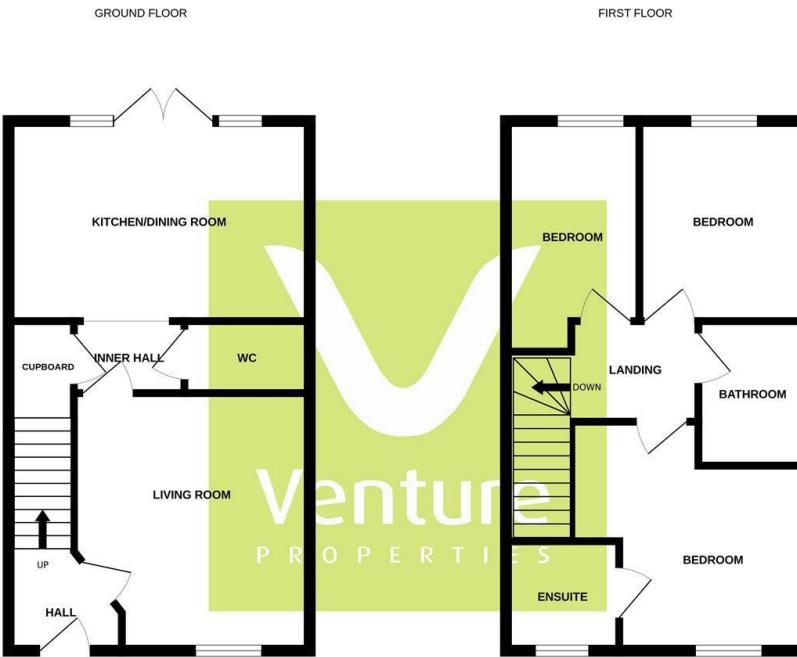
### Bathroom/WC

6'3" x 5'1" (1.92 x 1.57)

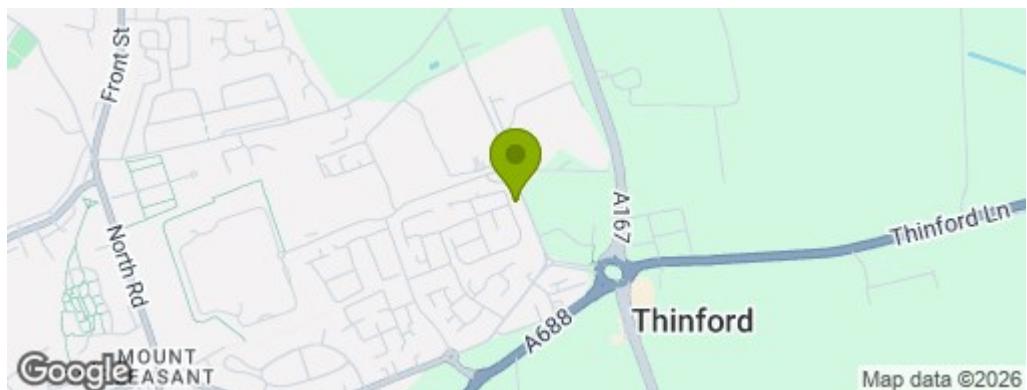
Stylish white suite comprising of a bath, pedestal wash basin, WC, tiled splashbacks, extractor fan and radiator.

## EXTERNAL

To the front of the property is a double driveway for off street parking, whilst to the rear is an enclosed garden with lawn, paved and decked patio areas, along with a useful shed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for sale or letting purposes only and may not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: C Annual price: £2268 (Maximum 2025)  
 Energy Performance Certificate Grade B  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

[Disclaimer](#)

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)