



Coronation Terrace, Kirk Merrington, DL16

7JF

2 Bed - House - Terraced

Asking Price £115,000

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Robinsons are delighted to present to the market this larger-than-average two-bedroom mid-terraced home, beautifully updated and maintained over a number of years. Recent improvements include a newly fitted roof, along with a modern kitchen and bathroom, creating a wonderful blend of period charm and contemporary comfort.

Deceptively spacious, the property offers well-appointed, tastefully presented accommodation that would suit both first-time buyers and growing families. It is ideally located just a stone's throw from the highly regarded Kirk Merrington Primary School, rated excellent by Ofsted and only a two-minute walk away. Spennymoor town centre—with its shops, amenities, and leisure facilities—is conveniently situated around a five- to ten-minute drive.

The accommodation briefly comprises: entrance vestibule, hallway, stylish family lounge featuring a beautiful open fireplace, formal dining room, and a high-quality kitchen with integrated appliances. To the first floor are two generously sized bedrooms, with the master benefiting from fitted wardrobes, along with the family bathroom.

The property further benefits from coal-fired gas central heating and UPVC double glazing. Externally, there is a driveway to the front, while the rear enjoys an enclosed patio/yard, offering a private outdoor space

EPC Rating TBC
Council tax band A

Hallway

Radiator, Stairs to the first floor

Lounge

12'78 x 11'2 +bay (3.66m x 3.40m +bay)

Upvc bay window, Coal fire and surround

Dining room

13'0 x 12'7 max points (3.96m x 3.84m max points)

Upvc window, radiator

Kitchen

11'4 x 7'0 (3.45m x 2.13m)

modern white wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge / freezer, stylish sink with mixer tap and drainer, spot lights, tiled splash backs, access to the rear.

Landing

Storage cupboard, loft access via pull down ladder.

Bedroom One

14 x 11'1 (4.27m x 3.38m)

Fitted wardrobes, radiator, Upvc window.

Bedroom Two

12'9 x 10'2 (3.89m x 3.10m)

Radiator, Upvc window with beautiful outlook.

Bathroom

11'7 x 7'1 (3.53m x 2.16m)

Large panelled bath with shower over, wash hand basin, w/c, radiator, Upvc window

Externally

To the front elevation is a good sized driveway which over looks a pleasant green area, while to the rear there is a enclosed yard.

Agents 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 – Coal fired 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.



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