





Eden Terrace, Kirk Merrington, DL16 7JP
3 Bed - House - Mid Terrace
Asking Price £145,000

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!!!!! VIEWING ESSENTIAL !!!!!

Robinsons are delighted to offer to the market this beautifully presented and extended three-bedroom mid-terraced home, enjoying stunning countryside views to both the front and rear. This immaculate property is sure to impress even the most discerning purchaser.

Situated on the edge of the highly sought-after village of Kirk Merrington, the property is conveniently located close to local shops, schools and everyday amenities, whilst also being ideally placed for commuters travelling to Durham, Darlington and Teesside.

This superb home benefits from UPVC double glazing, a cosy multi-fuel stove, an impressive extended kitchen/breakfast room with integrated appliances and underfloor heating, and picturesque open views from both aspects.

The accommodation briefly comprises: entrance porch, welcoming hallway, spacious lounge, and a stunning extended kitchen/breakfast room. To the first floor are two generous double bedrooms and a stylish four-piece family bathroom. The second floor provides a versatile attic room/third bedroom, suitable for a variety of uses including a home office, guest room or hobby space.

Externally, the property boasts a pleasant front garden overlooking the surrounding countryside, whilst to the rear there is an enclosed yard with equally attractive views. Properties of this quality and location rarely remain on the market for long, therefore early viewing is highly recommended to avoid disappointment.

EPC Rating: B
Council Tax Band: A

Entrance porch
Radiator, uPVC window, access to hall.

Entrance hall
Radiator, access to lounge, stairs to the first floor.

Lounge
15'4 x 14'8 (4.67m x 4.47m)
UPVC bay window, large multi fuel stove with brick surround, quality flooring.

Kitchen/Dining room
22'8 x 15'3 (6.91m x 4.65m)
Stylish custom design solid wood wall and base units, integrated fridge freezer, range master oven, dishwasher, washing machine, granite worktops and matching splashbacks, sink with mixer tap, uPVC Velux window, tiled flooring with under floor heating, access to the rear.

landing
Spotlights

Bedroom 1
12'2 x 12'1 (3.71m x 3.68m)
UPVC window, radiator, storage cupboard, fitted wardrobes, stunning views, spotlights.

Bedroom 2
14'0 x 9'6 (4.27m x 2.90m)
Fitted wardrobes, radiator, uPVC window, stunning views, spotlights.

Bedroom 3
13'7 x 12'1 (4.14m x 3.68m)
Ample storage, uPVC window, radiator, stunning views, spotlights.

Bathroom
9'7 x 6'8 (2.92m x 2.03m)
Four piece suite with large bath, W/C, shower cubicle, wash hand basin, tiled flooring, spotlights, featu8re radiator, uPVC window, under floor heating.

Externally
To the front is a pleasant forecourt with a stunning outlook. While to the rear, there is a pleasant patio and brick sotrage area and stunning outlook.

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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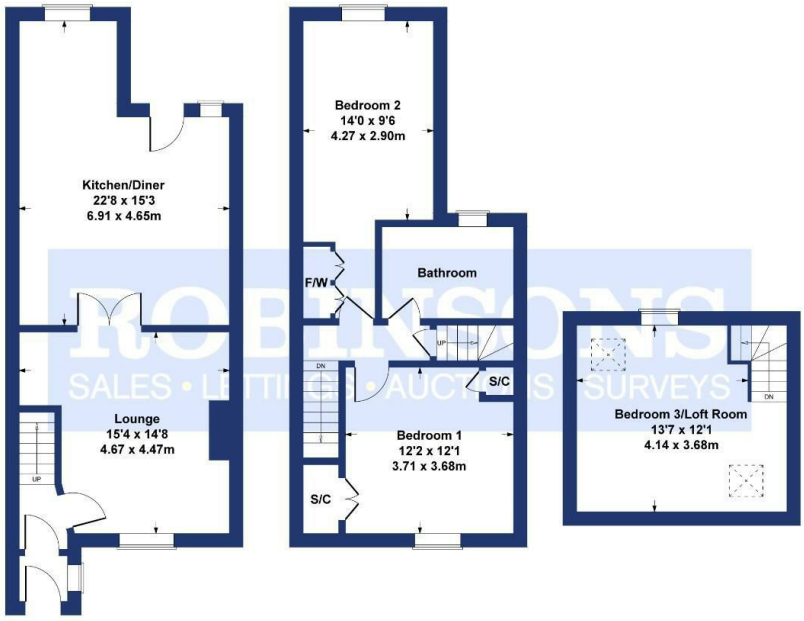
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Eden Terrace

Approximate Gross Internal Area
1226 sq ft - 114 sq m

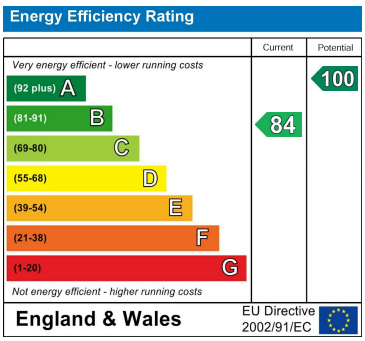


GROUND FLOOR FIRST FLOOR SECOND FLOOR

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. 2022



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RICS

ARLA Association of Residential Letting Agents

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