



Hazelmere, Spennymoor, DL16 6UL  
2 Bed - House - Semi-Detached  
Asking Price £132,500

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Robinsons are delighted to present to the market this beautifully maintained and tastefully decorated two-bedroom semi-detached home, occupying a pleasant cul-de-sac position within this popular residential development and offered to the market with no onward chain, approximately one mile from Spennymoor town centre. In our opinion, this property would make an ideal purchase for a first-time buyer or young couple seeking a stylish home ready to move straight into. The current owners have significantly improved the property throughout, creating a home that is a true credit to them. Notable enhancements include a stunning contemporary bathroom suite, a recently installed combination boiler, and modern grey uPVC double glazing.

The accommodation briefly comprises an entrance porch, a spacious and welcoming lounge, and a fitted kitchen/dining room to the ground floor. To the first floor are two well-proportioned bedrooms and a modern family bathroom/WC fitted with a stylish white suite.

Externally, the property benefits from an open-plan front garden, a driveway providing off-street parking, and a garage. To the rear is a fully enclosed garden featuring a paved patio area, ideal for outdoor dining and entertaining.

An internal viewing is highly recommended to fully appreciate the quality, presentation, and accommodation on offer. The property briefly comprises:

EPC Rating - C  
Council Tax Band A

#### **Entrance Porch**

uPVC window, tiled flooring.

#### **Lounge**

17'6" x 12'10" (5.33 x 3.91)

Stylish wood effect flooring, uPVC window, stairs to first floor, radiator, tastefully decorated.

#### **Kitchen**

12'10" x 8'10" (3.91 x 2.69)

Wall & base units, integrated oven, hob, extractor, stainless steel sink with mixer tap, stylish tiled flooring and splash backs, uPVC window, radiator, space for under counter fridge and freezer, access to rear.

#### **Landing**

Quality flooring and tastefully decorated, loft access.

#### **Bedroom One**

12'10" x 9'6" (3.91 x 2.90)

Stylish flooring, uPVC window, radiator, tastefully decorated.

#### **Bedroom Two**

12'10" x 8'10" (3.91 x 2.69)

Stylish flooring, uPVC window, radiator, tastefully decorated.

#### **Bathroom**

Stunning suite, white panel bath with overhead shower, wash hand basin, extractor fan, W/C, fully tiled, heated towel rail, uPVC window.,

#### **External**

To the front elevation is an easy to maintain garden & driveway which leads to the garage, whilst to the rear is a lovely garden, patio area and access to the garage.

#### **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 – 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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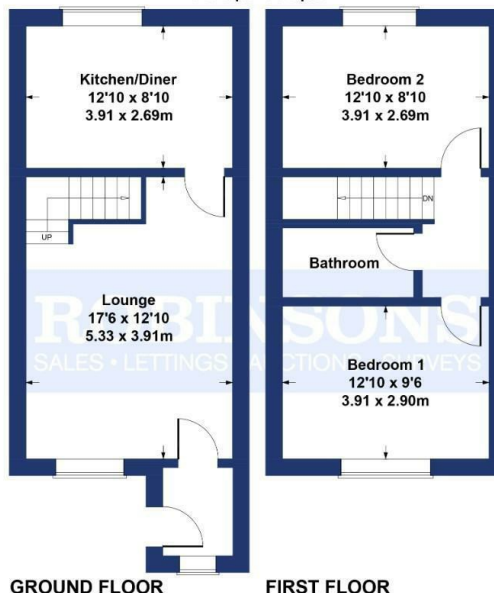
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## Hazelmere

Approximate Gross Internal Area  
715 sq ft - 66 sq m



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. 2019

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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T: 0191 383 9994 (option1) (Lettings)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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