Watson Park, Spennymoor, DL16 6NB
3 Bed - House - Townhouse
Reduced £136,450

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Robinsons are pleased to present an exceptional opportunity to acquire a beautifully maintained three-bedroom townhouse situated in the desirable Durham Gate development, on the outskirts of Spennymoor, County Durham. This property is ideally located for commuters, with easy access to Durham City, Darlington, and Teesside, while the town centre, along with local shops and amenities, is just a mile away.

This charming home is perfect for a range of buyers, including first-time purchasers and growing families. Upon entering, you will find an inviting entrance porch leading to an inner hallway. The spacious lounge provides a comfortable area for relaxation, while a convenient cloakroom/W.C. adds to the practicality of the ground floor. The highlight of the home is the attractive high gloss white fitted kitchen, which comes complete with integrated appliances, making it a delightful space for cooking and entertaining.

On the first floor, you will discover two well-proportioned bedrooms, accompanied by a recently fitted family bathroom. The second floor is dedicated to the master bedroom, which boasts en-suite facilities, offering a private retreat for the homeowner.

Externally, the property features off-street parking at the front, ensuring convenience for residents and guests alike. The rear garden is well-maintained and provides a lovely outdoor space for relaxation and enjoyment.

This townhouse is a true credit to its current owner and is equipped with UPVC double glazing and gas-fired central heating, ensuring comfort throughout the year. Given the quality and appeal of this home, early viewing is highly recommended to avoid disappointment.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local author

Entrance Porch
UPVC window, radiator.

Lounge
14'7 x 12'6 max points (4.45m x 3.81m max points)
Radiator, storage cupboard, uPVC window.

Inner Hall
stairs to first floor.

Cloakroom W/C
W/C, wash hand basin, extractor fan, radiator.

Kitchen / Diner
12'6 x 7'6 max points (3.81m x 2.29m max points)
Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for dining room table, uPVC window, radiator, French doors leading to rear.

Landing
Radiator, stairs to second floor.

Bedroom Two
11'8 x 8'7 (3.56m x 2.62m)
UPVC windows, radiator.

Bedroom Three
11'8 x 7'7 (3.56m x 2.31m)
UPVC windows radiator,

Bathroom
White panelled bath, wash hand basin, W/C, tiled splashbacks, extractor fan.

Second Floor Landing
Storage cupboard

Bedroom One
13'0 x 8'5 (3.96m x 2.57m)
Radiator, loft access, uPVC window.

En-suite
Shower cubicle, wash hand basin, W/C, Velux windows, radiator, extractor fan.

Externally

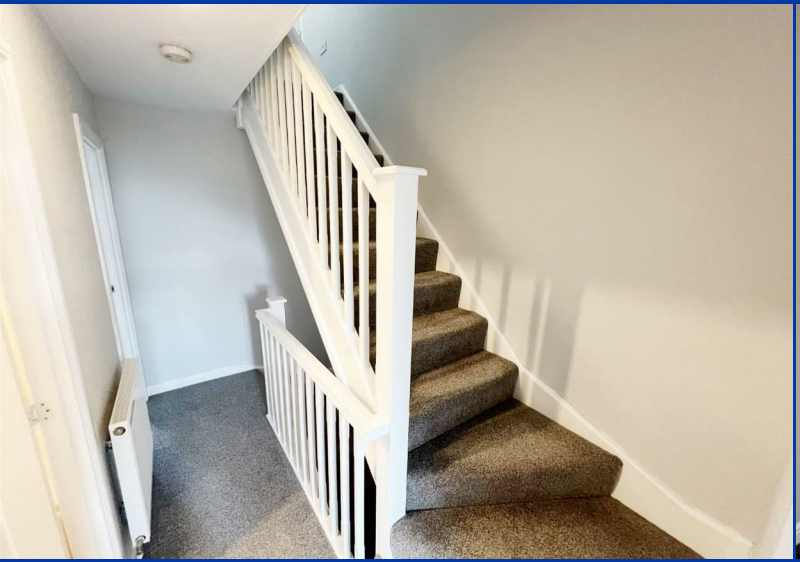
Agents Notes
Council Tax: Durham County Council, Band C
Tenure: Freehold

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
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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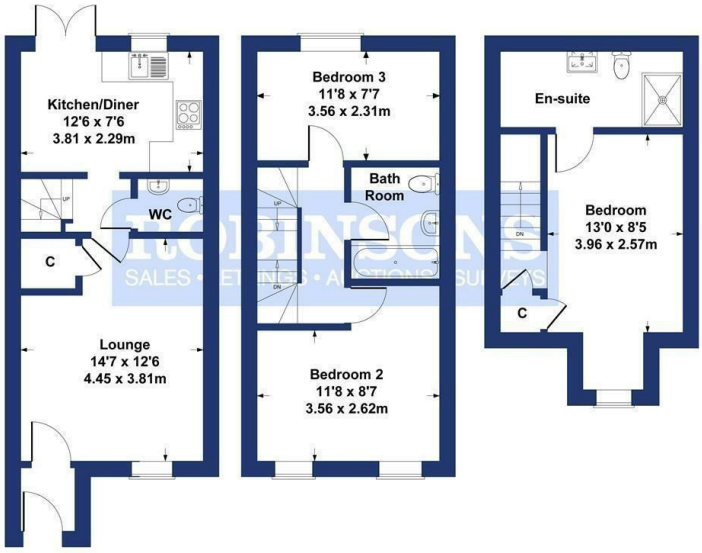
Strategic Marketing Plan

Dedicated Property Manager

Watson Park

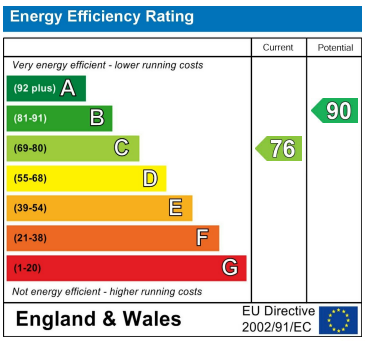
Approximate Gross Internal Area
896 sq ft - 83 sq m



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. 2018



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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 efficent 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.