



St. Davids Close, DL16 6TB
3 Bed - House - Mid Terrace
Asking Price £119,950

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Robinsons are pleased to introduce this immaculately presented three bedroom mid-terrace residence, which has been maintained to an exceptional standard and is a credit to its current owners. Situated within a well established and sought after residential development on the outskirts of Spennymoor, the property enjoys convenient access to local amenities, reputable schools, and regular transport links to Spennymoor Town Centre.

The home offers a range of desirable features, including a well presented fitted kitchen, three generously proportioned bedrooms, UPVC double glazing, gas central heating, and low maintenance gardens to the front and rear. A particular advantage is the block-paved driveway providing off street parking and direct access to the attached garage.

The accommodation briefly comprises: welcoming entrance hallway, spacious lounge, and a well-appointed kitchen/dining room. To the first floor are three good sized bedrooms, a family bathroom, and a separate W/C.

Externally, the front elevation includes a block-paved driveway and garage, while the rear benefits from a private, low-maintenance patio garden.

This property represents an excellent opportunity for first-time purchasers, families, or investors seeking a well-maintained home in a favourable location. Early internal inspection is strongly recommended to fully appreciate the standard of accommodation on offer.

EPC Rating TBC
Council Tax Band A

Hallway

Radiator, stairs to the first floor.

Lounge

18'6 x 10'2 max point (5.64m x 3.10m max point)

Dual aspect Upvc windows, radiators, electric fire and surround.

Kitchen / Diner

14'4 x 8'9 (4.37m x 2.67m)

Wall and base units integrated oven, hob extractor fan, extractor fan, plumbed for washing machine, sink with mixer tap and drainer, Upvc window, space for dining room table, storage cupboard, tiled splash backs, access to garage.

Landing

Loft Access Airing cupboard.

Bedroom One

12'2 x 11'4 (3.71m x 3.45m)

Upvc window, radiator, Storage cupboard.

Bedroom Two

12'3 x 10'6 (3.73m x 3.20m)

Upvc window, radiator, storage cupboard, wood effect flooring.

Bedroom Three

8'7 x 7'5 (2.62m x 2.26m)

Upvc window, radiator, storage cupboard, wood effect flooring.

Bathroom

6'0 x 5'5 (1.83m x 1.65m)

White panelled bath, wash hand basin, W/C, tiled splash backs, Upvc window, radiator.

W/C

W/C, Upvc window.

Garage

21'2 x 8'4 (6.45m x 2.54m)

power and Upvc windows.

Externally

To the front elevation is a easy to maintain garden and driveway which leads to a garage, while to the rear there is a lovely enclosed garden.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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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St Davids Close

Approximate Gross Internal Area
1055 sq ft - 98 sq m

Bathroom
6'0 x 5'5
1.83 x 1.65m



GROUND FLOOR

FIRST 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.

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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	
EU Directive 2002/91/EC	
England & Wales	

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