

Langmere, Spennymoor, DL16 6UN
2 Bed - Bungalow - Semi Detached
£159,950

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Robinsons are pleased to present this charming semi-detached bungalow located in the desirable Greenways Estate of Langmere, Spennymoor, County Durham. This extended two-bedroom property is offered to the market with no onward chain, making it an ideal choice for those looking to move swiftly into their new home.

Situated around a twenty walk from Spennymoor Town Centre, residents will enjoy easy access to a variety of local amenities. The property is also conveniently located for commuters, with the A19 and A1 within easy reach, providing excellent transport links to Durham City, Darlington, Teesside, and beyond.

This bungalow is particularly well-suited for a retired couple, featuring a low-maintenance private garden that offers a peaceful outdoor space. The property boasts off-road parking, a generously sized kitchen equipped with integrated cooking facilities, and a well-presented bathroom. The accommodation comprises a spacious lounge, two good-sized bedrooms, and an inner hallway, all designed to provide comfort and convenience.

Externally, the property features low-maintenance front and rear gardens, along with a spacious driveway, ensuring ample parking for residents and guests alike. Given the appealing features and prime location of this bungalow, early viewing is highly recommended to avoid disappointment. This delightful home presents a wonderful opportunity for those seeking a tranquil lifestyle in a well-connected area.

EPC Rating D
Council Tax Band A

Lounge
15'9 x 15'8 (4.80m x 4.78m)

Upvc window, radiators, wood effect flooring electric fire and surround.

Kitchen / Diner
18'6 x 7'7 (5.64m x 2.31m)

Wall and base units, integrated oven, hob, extractor fan, space for fridge / freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, Upvc window, radiator, space for dining room table, wood effect flooring and French doors with access to the beautiful rear garden,

Inner hall
Loft access

Bedroom One
13'2 x 7'6 (4.01m x 2.29m)
Upvc window, radiator, wood effect flooring

Bedroom Two
9'3 x 7'9 (2.82m x 2.36m)
Upvc window, radiator, wood effect flooring

Bathroom
White panelled bath with shower over, wash hand basin, W/C, tiled splash backs and flooring, extractor fan and spot lights.

Externally

To the front elevation is a easy to maintain garden and blocked paved driveway, while to the rear there is a beautiful enclosed private garden which includes a laid to lawn and stylish patio.

Agent 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 – Electric
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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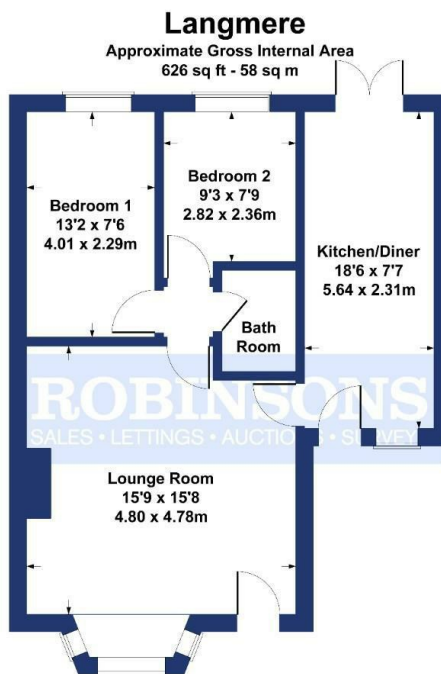
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		85
(69-80) C		
(55-68) D	63	
(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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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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