

Lavender Crescent, Spennymoor, DL16 7BZ
4 Bed - House - Townhouse
Offers In Excess Of £159,950

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Robinsons are delighted to offer to the market this spacious four-bedroom townhouse with a detached garage, built by Taylor Wimpey and located on the desirable Moor Croft development which is situated just over half a mile from Spennymoor town centre, it offers easy access to local amenities and is ideal for commuters to Durham City, Darlington, and Teesside.

Beautifully presented throughout, the home offers a well-designed floor plan, including an entrance hall, cloakroom/wc, and an attractive fitted kitchen with integrated appliances. The lounge, located at the rear, features French doors opening to the rear garden. On the first floor, you'll find a generous master bedroom, a family bathroom, and an additional bedroom. The second floor comprises two spacious bedrooms sharing a convenient Jack-and-Jill en-suite. Externally, the property boasts front and rear gardens and a garage which is located close by.

EPC Rating TBC
Council Tax Band C

Hallway

Storage cupboard, radiator, karndene flooring, stairs to first floor.

W/C

W/C, wash hand basin, radiator, uPVC window, karndene flooring.

Lounge

14'5 x 13'0 (4.39m x 3.96m)

Karndene flooring, radiator, media wall, french doors leading to rear.

Kitchen/Diner

16'0 x 6'2 (4.88m x 1.88m)

Modern wall and base units, integrated double oven, hob, extractor fan, dishwasher, stainless steel sink with mixer tap and drainer, tiled splashbacks, space for dining room table, uPVC window, radiator, space for fridge freezer.

Landing

Radiator, uPVC window, stairs to second floor.

Bedroom One

13'0 x 12'7 (3.96m x 3.84m)

Tastefully decorated, uPVC window, radiator.

Bedroom Four

11'1 x 6'5 (3.38m x 1.96m)

UPVC window, radiator.

Bathroom

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

Second Floor Landing

Airing cupboard, uPVC window, radiator.

Bedroom Two

13'0 x 11'4 (3.96m x 3.45m)

UPVC window, radiator, tastefully decorated.

Bedroom Three

12'2 x 9'7 (3.71m x 2.92m)

Juliette Balcony, radiator.

Jack & Jill En-suite

Shower cubicle, wash hand basin, W/C, radiator, tiled splashbacks, extractor fan.

Externally

To the front elevation there is an easy to maintain garden. While to the rear there is a pleasant enclosed garden and patio which gives access to the rear driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband: Ultra-fast 10000Mbps *

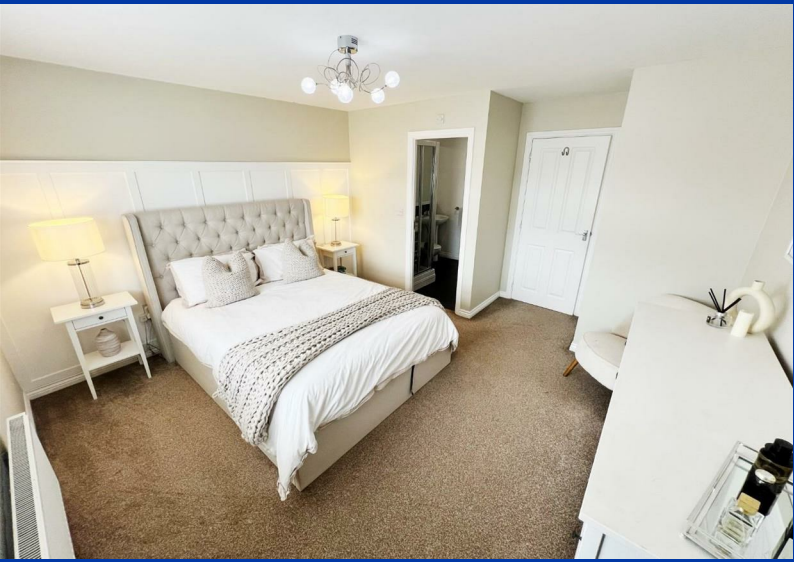
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,271.95 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.



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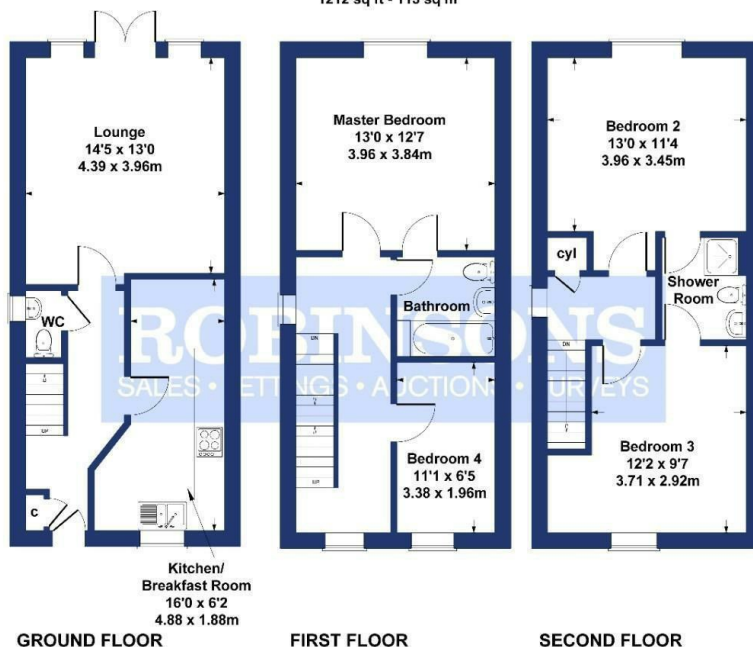
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lavender Crescent

Approximate Gross Internal Area
1212 sq ft - 113 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-84	E		
55-68	F		
35-54	G		
Not energy efficient - higher running costs			
England & Wales		77	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
75-84	D		
69-84	E		
55-68	F		
35-54	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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