





Ramshaw Terrace, Kirk Merrington, DL16 7JG

3 Bed - House - Terraced

£149,950

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Robinsons are delighted to bring to the market this charming and beautifully presented three-bedroom stone-built terraced home, offering character, style and well-proportioned accommodation. Ideal for first-time buyers, young couples, growing families and investors alike, this lovely property is sure to impress.

Tastefully maintained throughout, the home enjoys a delightful cottage-style feel and benefits from a stunning fitted kitchen, a beautifully appointed bathroom, quality floor coverings, gas central heating and UPVC double glazing. Externally, there are attractive enclosed gardens, a garage and valuable off-road parking. Early viewing is strongly recommended to avoid disappointment.

Ideally situated within easy reach of the highly regarded Kirk Merrington School, which has an outstanding Ofsted rating, the property is also conveniently placed for local shops, amenities and facilities within Spennymoor. The location is particularly appealing to commuters, with good road links to Durham City, Darlington and Teesside.

The well-planned accommodation briefly comprises: Entrance Hallway, Spacious Lounge, Separate Dining Room and Stunning Fitted Kitchen. To the first floor are Three Well-Proportioned Bedrooms and a stylish Family Bathroom.

Externally, the property boasts a generous enclosed garden to the front. To the rear is a good-sized enclosed patio area, ideal for outdoor entertaining, together with access to the garage, off-road parking and further garden space.

A fantastic opportunity to acquire a characterful and well-maintained home in a convenient location. Viewing is essential to fully appreciate the accommodation and features on offer.

EPC Rating: D
Council Tax Band: A

Hallway
Radiator, tiled flooring, stairs to 1st floor

Lounge
13'6 x 12'7 (4.11m x 3.84m)
UPVC bay window, radiator, multi fuel stove

Dining room
12'8 x 12'7 (3.86m x 3.84m)
UPVC window, radiator, wood effect flooring, feature fire & surround

Kitchen
12'0 x 6'8 (3.66m x 2.03m)
Stunning wall & base units, intergraded fridge/freezer, oven, hob, extractor fan, tiled splash backs, UPVC window, radiator, plumbed for washing machine, stainless steel sink with mixer tap & drainer, storage cupboard

Landing
UPVC window, loft access, storage cupboard

Bedroom one
13'0 x10'2 max points (3.96m x3.10m max points)
UPVC window with lovely outlook, radiator, feature fire & surround

Bedroom two
10'6 x 10'5 max points (3.20m x 3.18m max points)
UPVC window, radiator

Bedroom 3
10'5 x 5'6 max points (3.18m x 1.68m max points)
UPVC window

Bathroom
8'5 x 6'9 (2.57m x 2.06m)
Large corner bath, wash hand basin, w/c, UPVC window, radiator, airing cupboard, recently fitted combination boiler

Externally
To the front elevation is a good sized enclosed garden, while to the rear there is an enclosed patio which leads to a garden & garage located over a small back lane.

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
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
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, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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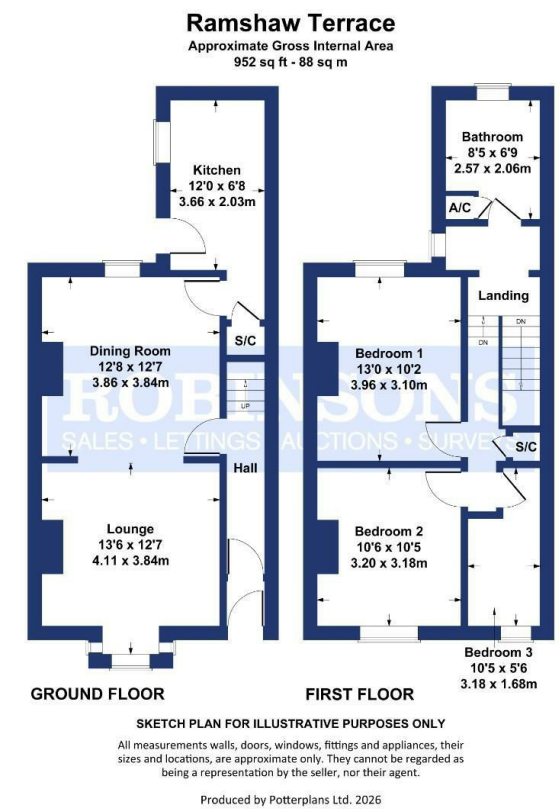
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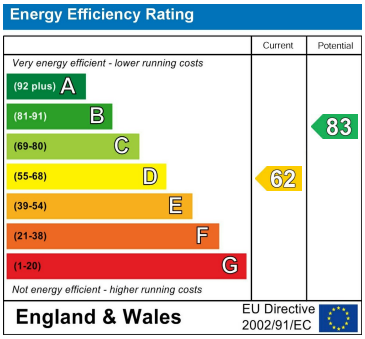
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