



**Watson Park, Spennymoor, DL16 6NB**  
**3 Bed - House - Detached**  
**Reduced £174,950**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this ATTRACTIVE & WELL POSITIONED THREE BEDROOM DETACHED HOUSE which is located on the outskirts of the ever popular Durham Gate development and a stone throw from Spennymoor Town centre, local shops, schools and amenities. Ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. We highly recommend viewing this comfortable and well presented home which provides ideal living accommodation for a variety of purchasers, including the family and first time buyers. The property benefits from spacious living throughout, stylish kitchen and bathrooms, driveway, garage, NO ONWARD CHAIN, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, spacious LOUNGE, ATTRACTIVE SPACIOUS OPEN PLAN KITCHEN/ DINING ROOM with a good range of wall and base units with integrated appliances and useful utility room. Whilst to the first floor THREE well-proportioned DOUBLE BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. Externally, to the front elevation is an well presented forecourt and driveway which provides access to a garage while to the rear there is good sized enclosed garden. For more detail the accommodation comprises of;

EPC Rating C  
Council Tax Band D

#### Hallway

Radiator, storage cupboard, stairs to first floor.

#### W/C

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

#### Lounge

12'9 x 12'1 max points (3.89m x 3.68m max points)  
UPVC window, radiator.

#### Kitchen/Diner

18'0 x 9'2 (5.49m x 2.79m )

Wall and base units, integrated oven, hob extractor fan, dishwasher, space for fridge freezer, breakfast bar, uPVC window, radiator, space for dining room table, spot lights, french doors leading to rear.

#### Utility Room

7'6 x 5'3 (2.29m x 1.60m )

Base units, plumbed for washing machine, space for dryer.

#### Landing

Loft access, storage cupboard.

#### Bedroom One

12'9 x 10'7 max points (3.89m x 3.23m max points)

UPVC window, radiator.

#### En-suite

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

#### Bedroom Two

9'5 x 9'5 (2.87m x 2.87m )

UPVC window, radiator.

#### Bedroom Three

9'4 x 8'2 (2.84m x 2.49m )

UPVC window, radiator.

#### Bathroom

6'7 x 5'5 (2.01m x 1.65m )

Panelled bath, wash hand basin, W/C, tiled splash backs, uPVC window, extractor fan, radiator.

#### Externally

To the front elevation is an easy to maintain forecourt and driveway which leads to a garage. While to the rear there is a good sized enclosed garden.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

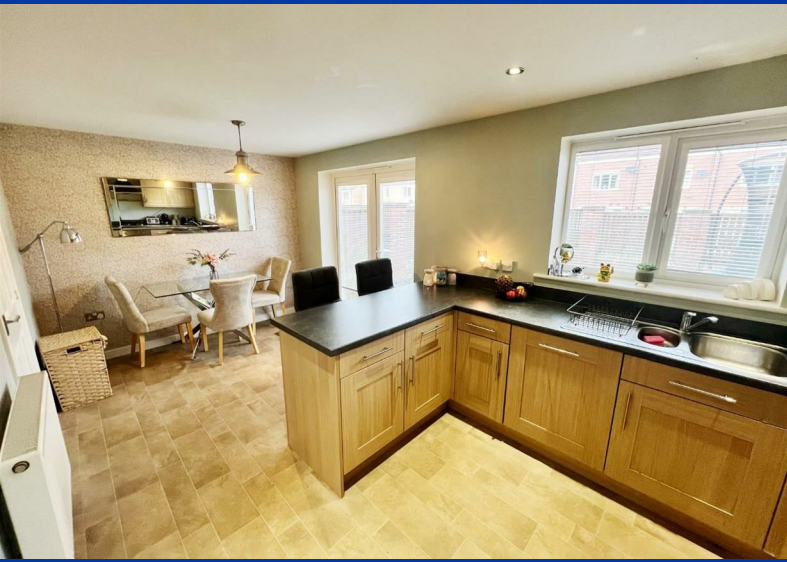
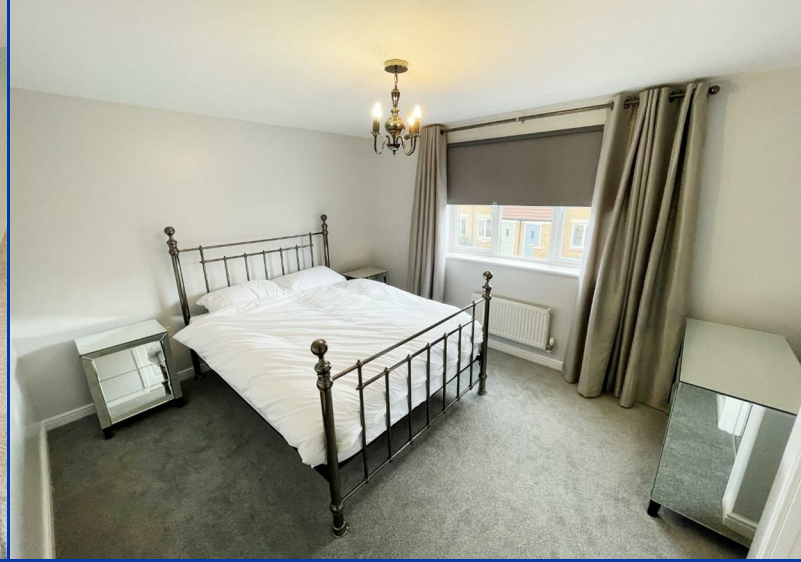
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82p.a

Energy Rating: C

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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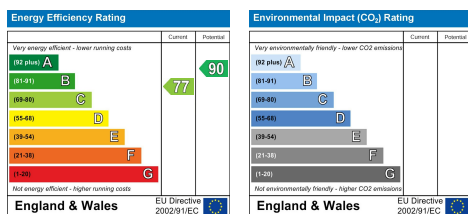
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