

Rokeby Way, Spennymoor, DL16 7FB
2 Bed - House - Mid Terrace
£133,500

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We are delighted to offer to the market this STUNNING Two bedroomed Terraced house, pleasantly situated within the popular family orientated area of Rokeby Way, Burton Woods. This immaculate residence would be the perfect purchase for the young family or first time buyer and is a credit to its current owners. Having easy access to all of the local amenities that Spennymoor itself has to offer, this deceptively spacious home is also within excellent commuting distance to all major road networks and bus routes, the property benefits from GAS CENTRAL HEATING & UPVC DOUBLE GLAZING.

This inviting property briefly comprises of; entrance hall, ground floor w/c, spacious lounge and stairs to the first floor, a beautiful kitchen/dining area with a range of modern wall and base units. The first floor landing provides access to two double bedrooms and a family bathroom with a three piece suite. Externally this well proportioned dwelling enjoys a front easy to maintain garden. To the rear, there is a good sized enclosed garden with further parking for two vehicles. We highly encourage internal inspection in order to fully appreciate the style and quality this impressive home has for sale.

EPC Rating B
Council Tax Band B

Hallway
Radiator.

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

Lounge
14'4 x 12'9 (4.37m x 3.89m)
UPVC window, radiator, stairs to the first floor.

Kitchen/Diner
14'4 x 10'2 (4.37m x 3.10m)
White wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, tiled splashbacks, space for dining room table, stainless steel sink with mixer tap, storage cupboard, radiator, French doors leading to the rear garden, extractor fan, tiled flooring.

Landing
Access to the bedrooms and bathroom.

Bedroom One
10'11 x 10'8 (3.33m x 3.25m)
UPVC window, radiator, walk in wardrobe.

Bedroom Two
11'2 x 7'10 (3.40m x 2.39m)
UPVC window, radiator.

Bathroom
6'7 x 6'1 (2.01m x 1.85m)

Panelled bath with shower over, wash and basin, w/c, uPVC window, tiled flooring, extractor fan, radiator.

Externally
To the front elevation is a pleasant and easy to maintain garden. To the rear, there is a lovely easy to maintain garden and decked area and two parking bays.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 9000Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,899.20 p.a
Energy Rating: B

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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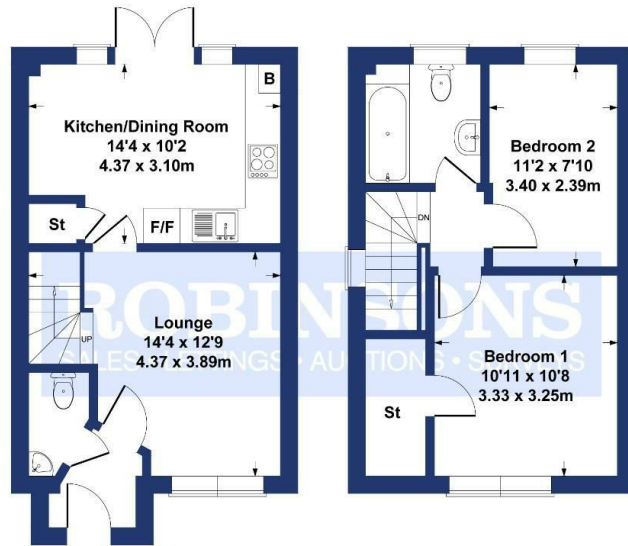
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rokeby Way

Approximate Gross Internal Area
686 sq ft - 64 sq m



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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	97		
<p>Very energy efficient - lower running costs</p> <p>105-120 A</p> <p>85-104 B</p> <p>65-84 C</p> <p>45-64 D</p> <p>25-44 E</p> <p>5-24 F</p> <p>1-4 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>105-120 A</p> <p>85-104 B</p> <p>65-84 C</p> <p>45-64 D</p> <p>25-44 E</p> <p>5-24 F</p> <p>1-4 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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