



Cameron Court, Kirk Merrington, DL16 7FU
2 Bed - House - End Terrace
Asking Price £155,000

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Robinsons are delighted to offer to the market this excellent opportunity to acquire a charming and beautifully presented TWO-BEDROOM STONE-BUILT COTTAGE, ideally situated in the heart of the highly sought-after village of Kirk Merrington. This characterful home combines traditional charm with modern living and is perfectly suited to a range of purchasers, including first-time buyers, downsizers and young families alike. Kirk Merrington is renowned for its strong community feel and excellent local amenities, including the highly regarded Kirk Merrington Primary School, which is just a short walk from the property. Spennymoor town centre is only a brief drive away, offering a wider selection of shops, supermarkets, leisure facilities and other everyday amenities. The property is also ideally positioned for commuters, with excellent transport links to Durham City, Darlington and Teesside, while the nearby A1(M) and A19 provide convenient access throughout the region.

The accommodation briefly comprises a spacious and welcoming lounge, leading through to a stunning open-plan kitchen/dining area, creating an ideal space for both everyday living and entertaining. To the first floor, a pleasant landing provides access to two generously sized bedrooms and a beautifully appointed family bathroom. Externally, the property benefits from two allocated parking spaces and a useful, low-maintenance patio area, perfect for relaxing and enjoying the outdoors. Viewing is highly recommended to fully appreciate the quality, character and location of this delightful village home.

EPC Rating - C
Council Tax Band - B

Lounge

21'9 x 16'1 (6.63m x 4.90m)

Quality flooring, Radiator, UPVC window

Kitchen

17'1 x 14'2 (5.21m x 4.32m)

Modern wall & base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap & drainer, plumbed for washing machine , space for dryer, feature radiator, spot lights, breakfast bar, UPVC window

Inner hall

Feature radiator, stairs to 1st floor, storage cupboard

Landing

UPVC window, quality flooring, storage cupboard

Bedroom one

14'0 x 12'1 (4.27m x 3.68m)

Quality flooring, radiator, UPVC window

Bedroom two

12'1 x 9'0 (3.68m x 2.74m)

Quality flooring, radiator, UPVC window

Bathroom

12'8 x 8'6 (3.86m x 2.59m)

White panelled bath with shower over, wash hand basin, w/c,

chrome towel radiator, UPVC windows, extractor fan, tiled splash backs

Externally

To the rear is two parking bays

Agent notes

Council Tax: Durham County Council, Band B

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 – Gas

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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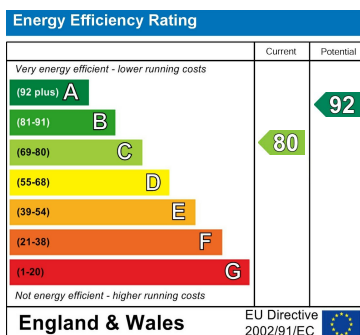
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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