Chapel Street, Kirk Merrington, DL16 7JA

3 Bed - House

Reduced £139,950

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*** REDUCED BY £20,000***
Beautifully positioned in the heart of the charming village of Kirk Merrington, this well-presented three-bedroom, double-fronted semi-detached family home enjoys an enviable outlook over the village green. Ideally suited to a range of buyers particularly growing families. The property is just a two minute walk from the highly regarded Kirk Merrington Primary School, which boasts excellent Ofsted reports. Spennymoor town centre, offering a wide range of shops, amenities and leisure facilities, is only a five to ten minute drive away.

This delightful home has been lovingly maintained throughout and offers spacious, comfortable accommodation. The ground floor features an ENTRANCE VESTIBULE, a GENEROUS LOUNGE, a SEPARATE DINING ROOM, a WELL PROPORTIONED KITCHEN and a convenient SHOWER ROOM. To the first floor, the landing leads to THREE GOOD SIZED BEDROOMS, two of which enjoy beautiful open views. Externally, the property offers an EASY TO MAINTAIN REAR YARD along with a USEFUL BRICK BUILT STORE. In addition, there is a patch of land to the side of the home which the current owners have previously used for parking

A valuable bonus in this sought-after location. Homes of this calibre and setting seldom reach the market. Early viewing is strongly recommended to avoid disappointment.

EPC Rating: E
Council Tax Band: B

Entrance Vestibule

Dining Room
17'5x12' (5.31mx3.66m)
With central heating radiator and upvc windows.

Lounge
14'6x12'4 (4.42mx3.76m)
With feature fire surround, central heating radiator and upvc window.

Kitchen
16'3x7'4 (4.95mx2.24m)
Fitted with a range of white units, stainless steel sink unit with mixer tap, tiled splash backs, space for under counter fridge, central heating radiator and upvc window.

Shower Room
10'1x6'7 (3.07mx2.01m)
Shower cubicle with electric shower, wash hand basin, wc, tiled splash backs, central heating radiator and upvc window.

First Floor

Landing
Access to bedrooms.

Bedroom 1
14'8x13'8 (4.47mx4.17m)
With airing cupboard, central heating radiator and upvc window.

Bedroom 2
12'4x9'3 (3.76mx2.82m)
Pleasant outlook to the front, central heating radiator and upvc window.

Bedroom 3
12'3x7'9 (3.73mx2.36m)
Pleasant outlook to the front, central heating radiator and upvc window.

Externally
To the front elevation is a forecourt garden area which wraps around the side of the property and leads to the single garage/brick store. To the rear there is an easy to maintain yard. There is also an additional patch of land to the side which the current owners have previously used for parking.

Agents Notes
Council Tax: Durham County Council, Band B - Approx £1987.95 p.a
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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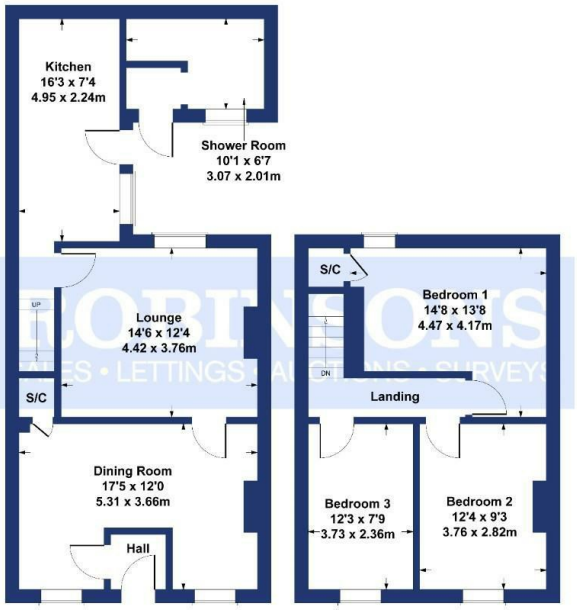
Strategic Marketing Plan

Dedicated Property Manager

Chapelstreet

Approximate Gross Internal Area
1060 sq ft - 98 sq m

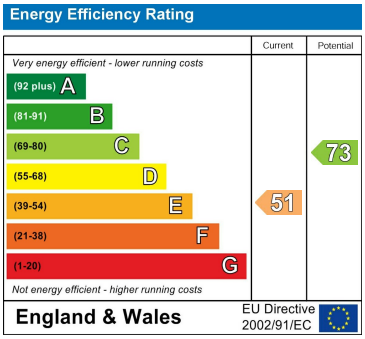


GROUND FLOOR FIRST FLOOR

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. 2026



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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

RICS

ARLA Association of Residential Letting Agents

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