



Swan Walk, Spennymoor, DL16 7UU
3 Bed - House - Detached
Reduced £185,000

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Robinsons are delighted to offer for sale this well presented double fronted Three Bedroom Detached House located on Merrington Park. A popular residential development on the outskirts of Spennymoor, within easy reach of the town centre, where there are a range of shopping and leisure facilities. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT. Built by Barrett Homes to their popular and high-quality home standards, the property offers an excellent family sized accommodation with the benefit of gas central heating and uPVC double glazing.

A particular feature of the property is the large open plan Kitchen/Dining area, also the property enjoys a lovely outlook to the front elevation. Downstairs there is a light pleasant lounge which has French doors that lead out the rear garden, leading through to a lovely open plan kitchen/diner with integrated appliances. This leads onto a useful downstairs cloakroom/WC. From the entrance hall, the stairs lead up to the first floor where there are THREE DOUBLE BEDROOMS and the family bathroom. The master bedroom has the added benefit of an En-suite. Externally, to the front aspect is an easy to maintain garden, To the rear aspect is a sizeable lawned garden which gives access to a driveway and garage. In more detail, the accommodation comprises of:

EPC Rating B
Council Tax Band C

Hallway

Radiator, stairs to the first floor.

W/C

W/C, wash hand basin, uPVC windows, tiled splashbacks.

Lounge

15'9 x 9'9 (4.80m x 2.97m)

Radiator, uPVC window, French doors leading to the rear.

Kitchen/Diner

16'4 x 15'8 (4.98m x 4.78m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for fridge freezer, space for dining room table, uPVC windows, radiator, storage cupboard, airing cupboard.

Landing

UPVC windows, radiator, loft access.

Bedroom One

13'2 x 10'9 max points (4.01m x 3.28m max points)

UPVC window with pleasant outlook, fitted wardrobes, radiator.

En-suite

Shower cubicle, wash hand basin, w/c, radiator, tiled splashbacks, uPVC window, extractor fan.

Bedroom Two

11'0 x 10'0 max points (3.35m x 3.05m max points)

Fitted wardrobes, radiator, uPVC window with pleasant outlook, storage cupboard.

Bedroom Three

6'6 x 6'3 (1.98m x 1.91m)

UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, tiled splashbacks, w/c, uPVC window, radiator, extractor fan.

Externally

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

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

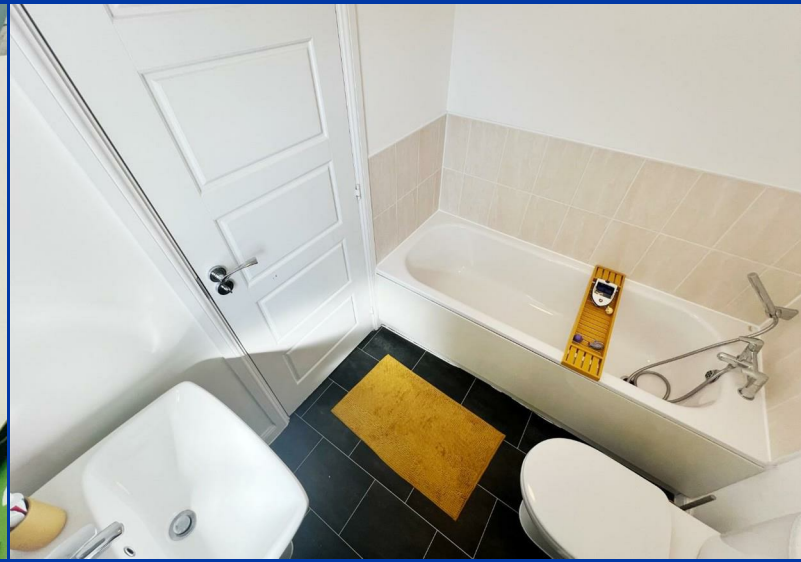
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £xxxx 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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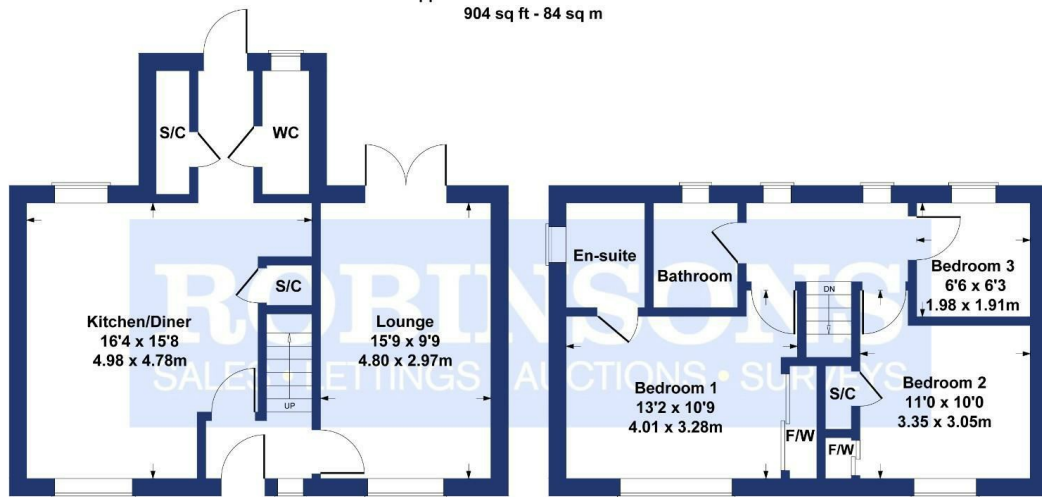
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Swan Walk

Approximate Gross Internal Area
904 sq ft - 84 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. 2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	93		

Energy Efficiency Rating: 81 (Current), 93 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

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