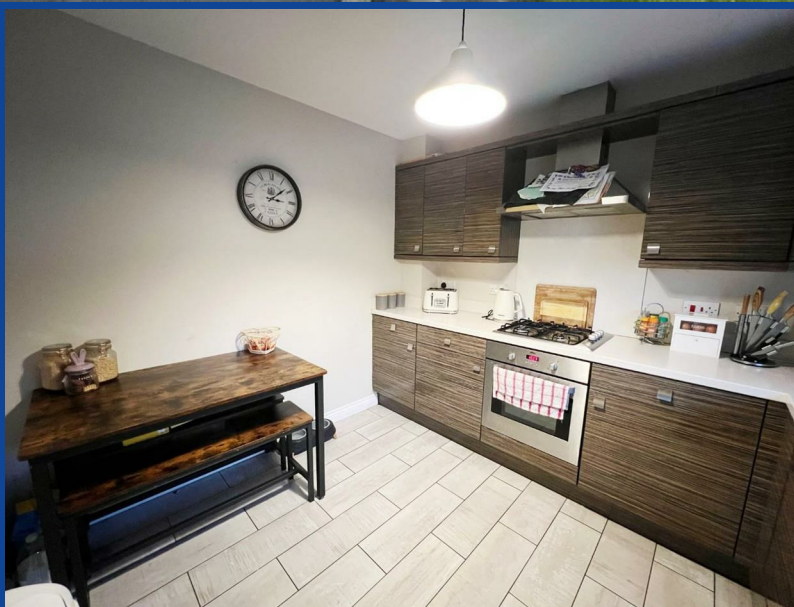




**Studley Drive, Spennymoor, DL16 7GB**  
**3 Bed - House - Semi-Detached**  
**Asking Price £169,950**

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Robinsons are pleased to present this charming three-bedroom semi-detached family home located on the sought-after Whitworth Park development in Spennymoor. This property is perfect for those seeking a comfortable and convenient lifestyle, with excellent transport links to nearby Durham City, Darlington, and Teesside. The A1 is just a short drive away, while the A19 offers easy access to other parts of the region.

Upon entering the property, you are welcomed by a spacious entrance hallway that leads to a convenient cloakroom/WC. The good-sized lounge features French doors that open out to the rear gardens, creating a lovely flow of natural light and a perfect space for relaxation or entertaining. The attractive fitted kitchen is equipped with integrated cooking facilities, making it a delightful area for culinary enthusiasts.

The first floor boasts three well-proportioned bedrooms, ensuring ample space for family living. The master bedroom benefits from en-suite shower facilities, providing a private retreat. Additionally, a family bathroom serves the other bedrooms, ensuring convenience for all.

This beautiful family home is further enhanced by the inclusion of solar panels, which not only contribute to energy savings but also provide an income, making it an environmentally friendly choice.

With parking available for two vehicles and a lovely garden space, this property is an ideal choice for families or professionals looking for a modern home in a desirable location. Do not miss the opportunity to make this wonderful house your new home.

EPC Rating B  
County Council, Band C

#### Hallway

Tiled flooring, radiator, stairs to first floor.

#### W/C

W/C, wash hand basin, tiled flooring, radiator, Upvc window.

#### Lounge

16'6" x 15'2" (5.03 x 4.62)

radiator, Upvc window, storage cupboard and French doors leading to rear.

#### Kitchen / diner

9'8" x 9'1" (2.95 x 2.77)

Modern wall and base units, integrated, oven, hob, extractor fan, fridge / freezer, washing machine, stainless steel sink with mixer tap and drainer, space for dining room table, tiled flooring, radiator, Upvc window.

#### Landing

radiator, Upvc window, airing cupboard.

#### Bedroom One

12'0" x 9'8" (3.66 x 2.95)

radiator, Upvc window.

#### Ensuite

Double shower cubicle, wash hand basin, w/c, extractor fan, tiled splash backs, radiator.

#### Bedroom Two

9'8" x 8'9" (2.95 x 2.67)

radiator, Upvc window.

#### Bedroom Three

8'0" x 6'6" (2.44 x 1.98)

radiator, Upvc window.

#### Bathroom

6'6" x 6'0" (1.98 x 1.83)

White panelled bath, wash hand basin, w/c, tiled flooring and splash backs, Upvc window, extractor fan, radiator.

#### Externally

To the front elevation is a easy to maintain garden and double length driveway which leads to a garage which has power and lighting, while to the rear there is a larger than average garden, with patio and raised decked area.

#### Agents Notes

Council Tax: Durham County Council, Band C

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>

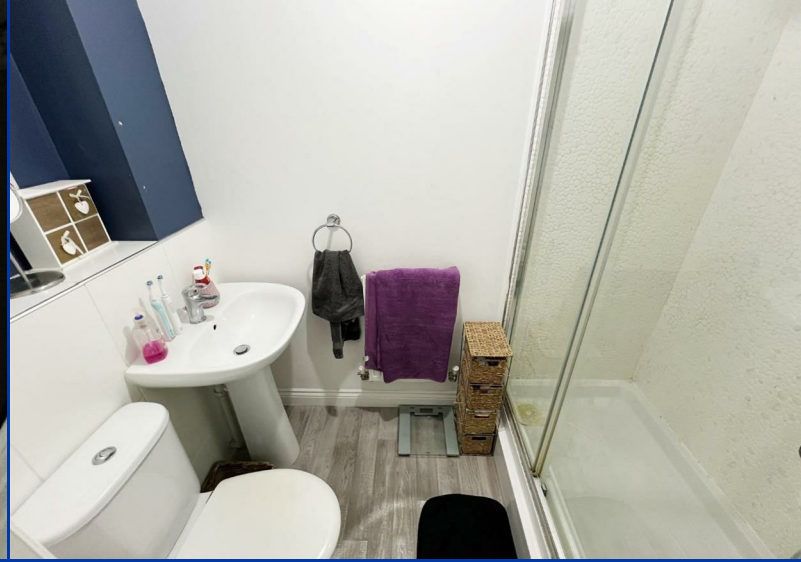
Protected Trees – None known

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



# OUR SERVICES

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Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Studley Drive**  
Approximate Gross Internal Area  
836 sq ft - 78 sq m



## 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. 2020

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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 efficient 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.



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