

Mulberry Drive, DL16 7BY
3 Bed - House - End Terrace
£139,950

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A superb example of an IMMACULATE THREE BEDROOM END TERRACED PROPERTY located on the Moorcroft development built by Taylor Wimpey. Ideally located for Spennymoor Town centre, local schools, bus routes and amenities. The property is sure to impress upon viewing and in our opinion would suit a variety of purchaser from the FIRST TIME BUYER to the SMALLER FAMILY. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM, LOUNGE with French doors overlooking larger than average REAR GARDENS, SUPERB CONTEMPORARY STYLE KITCHEN/DINER with integrated appliances, whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE FACILITIES, BEDROOM ONE with contemporary style wardrobes and FAMILY BATHROOM with modern white suite. Externally the property enjoys decent sized REAR GARDENS, DOUBLE DRIVEWAY and in more detail the accommodation comprises of;

EPC Rating TBC
Council Tax Band

Hallway

UPVC window, radiator, quality flooring, storage cupboard.

W/C

W/C, uPVC window, wash hand basin, radiator, wood effect flooring.

Lounge

15'2 x 11'5 (4.62m x 3.48m)

Quality flooring, radiator, uPVC window, french doors leading to the rear.

Kitchen/Diner

15'11 x 11'5 (4.85m x 3.48m)

Modern white wall and base units, integrated oven, hob, extractor fan, dishwasher, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, tiled flooring and splashbacks, radiator, space for dining room table, airing cupboard.

Landing

Quality flooring, storage cupboard, uPVC window, loft access via pull down ladders.

Bedroom One

13'11 x 9'11 (4.24m x 3.02m)

Fitted wardrobes, quality flooring, radiators.

En-Suite

Shower cubicle, wash hand basin, W/C, radiator, uPVC window, extractor fan, quality flooring.

Bedroom Two

10'6 x 7'11 (3.20m x 2.41m)

Quality flooring, radiator, uPVC window.

Bedroom Three

10'6 x 7'11 (3.20m x 2.41m)

Quality flooring, radiator, uPVC window.

Bathroom

White panelled bath, wash hand basin, W/C, quality flooring, tiled splashbacks, extractor fan.

Externally

To the front elevation, there is a double driveway with an electric charging point. While to the rear, there is a large enclosed easy to maintain garden and patio with a raised decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

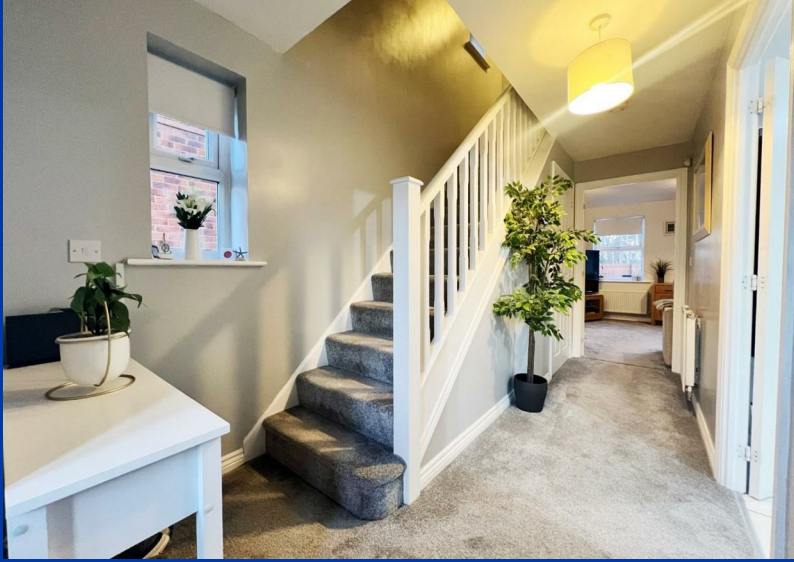
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,899.20 p.a

Energy Rating: D

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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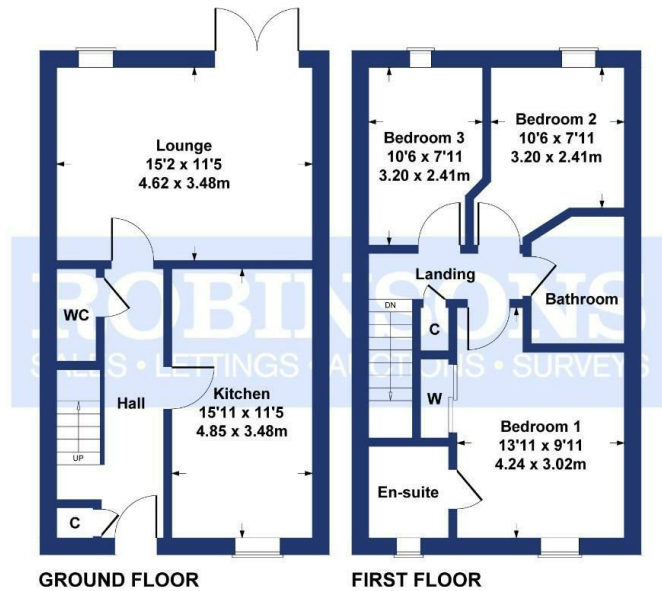
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mulberry Drive
Approximate Gross Internal Area
844 sq ft - 78 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-74	E		
43-58	F		
17-42	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
43-38	F		
17-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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