

Middleham Walk, Spennymoor, DL16 6LX
3 Bed - House - Mid Link Terrace
£125,000

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Robinsons are delighted to offer to the market this beautiful THREE BEDROOM MID LINK HOUSE which is a credit to its current owner and is offered to the market in tastefully decorative order throughout. Viewing is highly recommended to avoid disappointment. In our opinion this three bed roomed home would suit a variety of purchasers including the first time buyer or small family, is located on the ever popular Grange Estate just off Durham road and is conveniently located for access to Durham City, Darlington and Teesside. The property benefits from STUNNING KITCHEN, UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING via combi boiler, easy to maintain patio and a well presented FITTED BATHROOM.

The accommodation comprises of; LOUNGE with modern feature fire surround, beautiful KITCHEN/BREAKFAST ROOM with arch way to CONSERVATORY. To the first floor there are THREE BEDROOMS, one with fitted wardrobes and a the family BATHROOM/WC. Externally the property enjoys GARDENS TO THE FRONT & REAR, DETACHED GARAGE and parking bay. In more detail the accommodation comprises:-

EPC Rating D
Council Tax Band A

Lounge

15'6 x 13'6 (4.72m x 4.11m)

Modern marble style fire and surround with electric fire, coving, tv aerial point, BT point, staircase to the first floor, x2 double central heating radiators, under stairs storage cupboard and uPVC bay window to the front.

Kitchen

15'7 x 10'3 (4.75m x 3.12m)

Stunning wall and base units, integrated oven, hob, extractor fan, stylish sink with mixer tap and drainer, tiled splashbacks, space for fridge freezer, uPVC window, radiator, space for dining room table.

Conservatory

8'6 x 9'3 (2.59m x 2.82m)

With double radiator, ceiling fan light and laminate flooring.

Landing

Coving and access to the loft.

Bedroom One

13'1 x 8'6 (3.99m x 2.59m)

With uPVC window to the front, coving, quality flooring.

Bedroom Two

13'1 x 8'6 (3.99m x 2.59m)

With double central heating radiator, quality flooring, storage cupboard housing combi boiler for domestic hot water and gas central heating and uPVC window to the rear, double fitted wardrobes.

Bedroom Three

9'3 x 9'1 (2.82m x 2.77m)

With coving, quality flooring, storage cupboard, uPVC window to the front.

Bathroom

Stunning fitted modern white suite comprising pea shaped bath with over bath mains fed shower and screen, back to wall w/c with concealed cistern, vanity bowl set in unit, chrome effect fittings, waterproof cladding to ceiling and walls, down lights to ceiling, laminate flooring, extractor fan and chrome ladder style radiator.

Externally

To the front of the property, there is an open plan garden which are laid to lawn. To the rear, there is a easy to maintain courtyard with gated access leading to the single garage with roller door, mains, power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

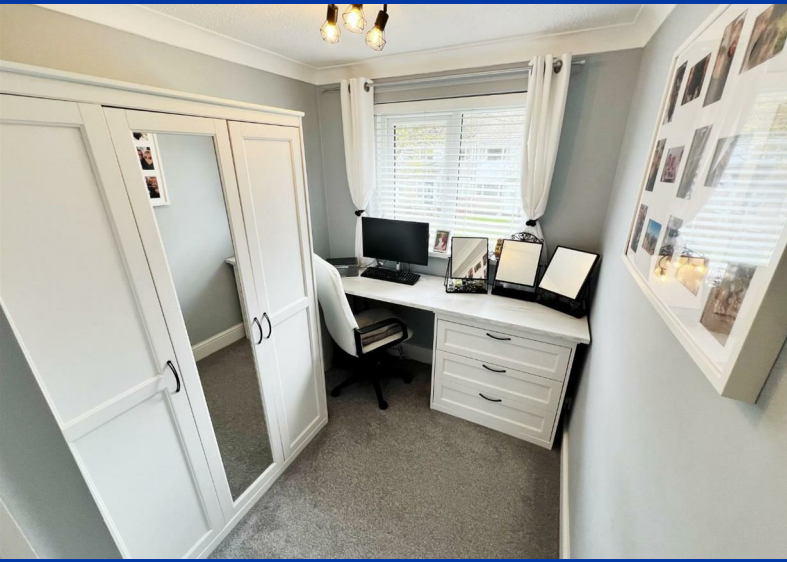
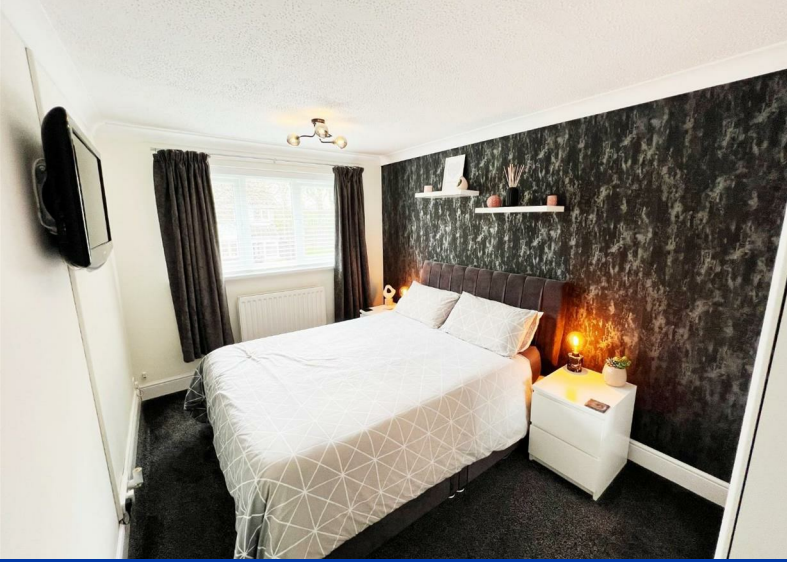
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,627.87 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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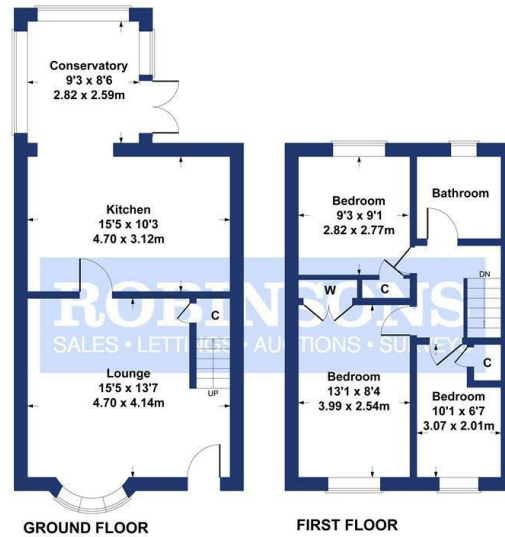
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Middleham Walk
Approximate Gross Internal Area
837 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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		62	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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.

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