



**Sunnybrow Close, Spennymoor, DL16 7WJ**  
**2 Bed - House - Semi-Detached**  
**£170,000**

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\*\*\* NEW HOME MOVE IN READY \*\*\*

Robinsons are delighted to offer to the market this large two bedroom semi detached property which is located on the popular Cornish park development. This immaculate residence would be the perfect purchase for the young family or first-time buyer & has been exceptionally well finished throughout. Having easy access to all of the local amenities that Spennymoor itself has to offer, this deceptively spacious home is also within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing.

In Brief the property comprises of entrance hallway, Cloakroom, spacious lounge with French doors leading to the rear garden, well presented open plan kitchen / dining room with integrated appliances, to the first floor is a landing area which gives access to two good sized bedrooms and family bathroom. Externally to the front elevation is a easy to maintain garden and double length block paved driveway, which leads to the larger than average rear garden.

EPC Rating: A

#### Hallway.

New floor coverings, radiator, storage cupboard, stairs to first floor.

#### W/C

W/C, wash hand basin, radiator, extractor fan, UPVC window.

#### Lounge

15'9 x 9'1 (4.80m x 2.77m)

New floor coverings, radiator, French doors leading to the large rear garden.

#### Kitchen / Diner

16' x 8'5 (4.88m x 2.57m)

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

#### Landing

Storage cupboard

#### Bedroom One

UPVC window, radiator and new floor coverings.

#### Bedroom Two

UPVC window, radiator and new floor coverings.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, UPVC window, radiator.

#### Externally

To the front elevation is a easy to maintain garden and double length block paved driveway, which leads to the larger than average enclosed garden and patio

#### Agents notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal

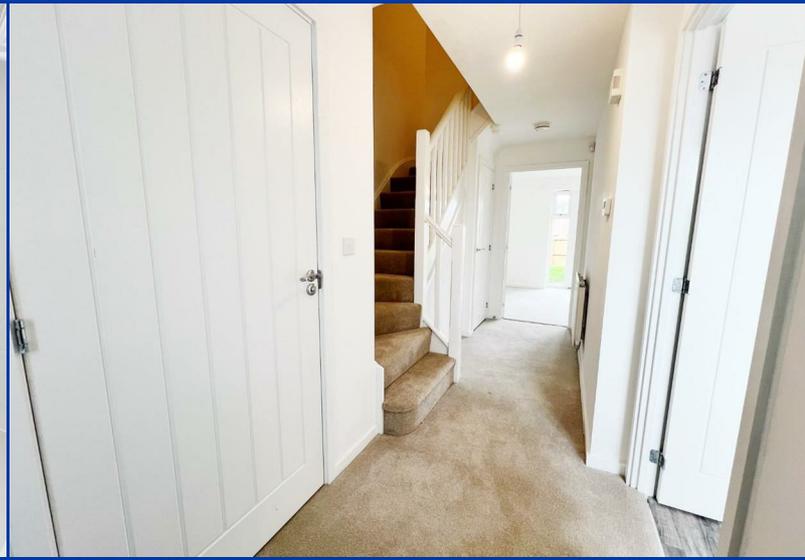
Tenure: Freehold

Council Tax: Durham County Council, Band

Energy Rating: A

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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

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E: info@robinsonsdurham.co.uk

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45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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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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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

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