



Grayson Road, Spennymoor, DL16 7AB
3 Bed - House - Semi-Detached
£149,995

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*** NO ONWARD CHAIN ***

A rare opportunity to acquire this deceptively spacious three bedroom semi detached family home, to which early viewing is advised to avoid any disappointment, as homes on this road rarely come available. The property in our opinion should appeal to a variety of purchasers including the growing family or first time buyers and is located on this popular and sought after location of Grayson Road, which is just over half a mile from Spennymoor town centre and local amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside. This lovely home would provide ideal living accommodation and benefits from; spacious lounge, sperate dining room, well presented kitchen, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; entrance hallway, spacious lounge, separate dining room, fitted kitchen, to the first floor is a landing area which gives access to three well proportioned bedrooms and family bathroom with separate W/C. Externally to the front elevation is a easy to maintain garden and driveway which leads to the rear garage and good sized garden.

EPC Rating TBC
Council Tax Band C

Hallway

Radiator, stairs to the first floor, Storage cupboard.

Lounge

11'9 x 11'9 (3.58m x 3.58m)

UPVC window, radiator, electric fire and surround.

Dining Room

11'9 x 11'9 max points (3.58m x 3.58m max points)

UPVC window, radiator, electric fire and surround.

Kitchen

12'1 x 6'8 (3.68m x 2.03m)

Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, uPVC window, radiator, space for fridge freezer, access to the rear.

Landing

UPVC window, loft access.

Bedroom One

11'9 x 10'7 (3.58m x 3.23m)

Fitted wardrobes, radiator, uPVC window.

Bedroom Two

11'9 x 10'8 max points (3.58m x 3.25m max points)

UPVC window, radiator, fitted wardrobes.

Bedroom Three

6'9 x 6'9 (2.06m x 2.06m)

UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, shower cubicle, uPVC window, tiled surround, radiator.

W/C

W/C, uPVC window.

Externally

To the front elevation, there is a easy to maintain garden and driveway which leads to the rear timber garage and good sized rear garden.

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 C - Approx.

£2,170.51 p.a

Energy Rating: TBC

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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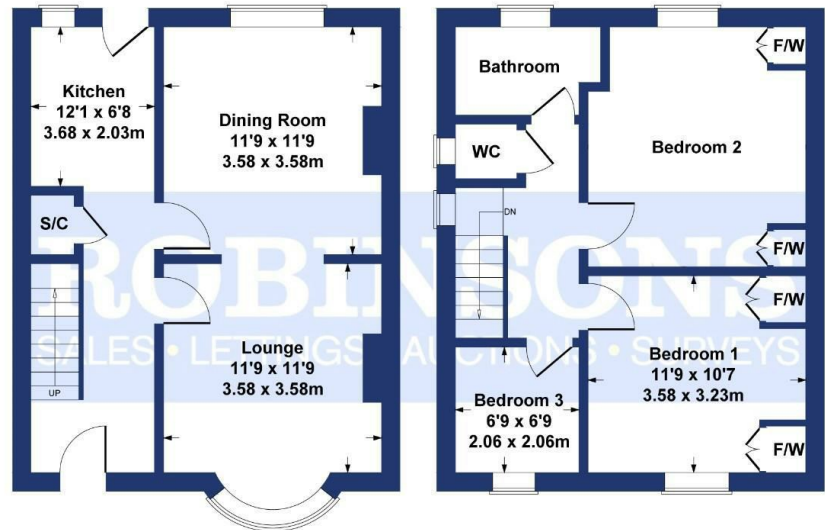
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Grayson Road
Approximate Gross Internal Area
917 sq ft - 85 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		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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 (1-10)		
B (11-20)		
C (21-30)		
D (31-40)		
E (41-50)		
F (51-60)		
G (61-70)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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