



**Chestnut Avenue, Spennymoor, DL16 7SW**  
**3 Bed - House - Semi-Detached**  
**Reduced £76,950**

**ROBINSONS**  
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Robinsons are pleased to offer to the market, this good sized three bedroom semi detached property, which is located on a large corner plot within a quiet cul de sac in Chestnut Avenue. Conveniently located for access to nearby Spennymoor town centre, local bus routes, schools and amenities. In our opinion the property should suit a variety of purchasers. In brief the property comprises of; entrance lounge, kitchen area, utility area. To the first floor, there are three bedrooms and family bathroom area. Externally to the front elevation there is a easy to maintain garden and shared driveway. While to the rear, there is a huge garden, which would be fantastic for any grown family.

The property has planning permission for the ERECTION OF TWO STOREY SIDE/REAR EXTENSION AND DETACHED DOUBLE GARAGE, WORKSHOP AND STORE AT FOOT OF REAR GARDEN all information can be found at <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=RQJM73GDJ0R00>

**PLEASE NOTE** – This property purchase, would only be suitable for Cash buyers. For more information please contact Robinsons Spennymoor.

EPC Rating TBC  
Council Tax Band A

**Lounge**  
13'9 x 12'7 (4.19m x 3.84m)

**Kitchen**  
14'3 x 8'0 (4.34m x 2.44m)

**Utility**  
7'3 x 5'7 (2.21m x 1.70m)

**Bedroom One**  
14'2 x 9'8 (4.32m x 2.95m)

**Bedroom Two**  
11'6 x 9'4 (3.51m x 2.84m)

**Bedroom Three**  
8'0 x 7'3 (2.44m x 2.21m)

**Bathroom**

**Externally**

**Agent Notes**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains

Heating: Gas Central Heating  
Broadband: Super-fast 36Mbps  
Mobile Signal/Coverage: Good to Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1,549.55 p.a  
Energy Rating: X

**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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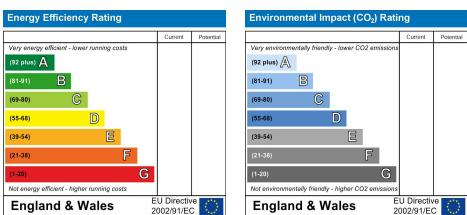
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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