



**Bede Place, Kirk Merrington, DL16 7HW**  
**2 Bed - House - Terraced**  
**£117,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this EXCELLENT OPPORTUNITY to acquire this well presented TWO BEDROOM MID TERRACE property which is located within the heart of the popular village of Kirk Merrington. The well known Kirk Merrington primary School with excellent Ofsted reports is approximately a 5 minute walk away, Spennymoor town centre is only a short drive away where you can find a wider range of local shops, amenities and leisure centre and well placed for the commuter travelling to Durham City Centre, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region. The property benefits from spacious LOUNGE, EXTENDED KITCHEN, TWO GOOD SIZED BEDROOMS, STUNNING VIEWS, UPVC DOUBLE WINDOWS and GAS CENTRAL HEATING.

This perfect family home briefly comprises of; ENTRANCE, OPEN PLAN LOUNGE DINER, modern FITTED KITCHEN, whilst to the FIRST FLOOR, TWO WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. EXTERNALLY the property enjoys easy to maintain front yard and good sized rear garden which enjoys a beautiful outlook across open fields. Given all the above and the fact the properties in this area and style rarely come to the market early viewing is advised to avoid any disappointment. in more detail the accommodation comprised of:-

EPC Rating D  
Council Tax Band A

#### Lounge

13'3 x 13'2 (4.04m x 4.01m )

Radiator, electric fire and surround, french doors leading to the garden.

#### Dining Room

13'3 x 8'5 (4.04m x 2.57m)

Radiator, uPVC window, stairs to first floor.

#### Kitchen

13'9 x 7'0 (4.19m x 2.13m)

Modern wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, stainless steel sink with mixer tap and drainer, breakfast bar, spot lights, uPVC window.

#### Landing

Loft access.

#### Bedroom One

13'9 x 10'0 (4.19m x 3.05m)

New flooring, radiator, uPVC window

#### Bedroom Two

12'2 x 8'7 (3.71m x 2.62m )

UPVC window, radiator, storage cupboard.

#### Bathroom

Whirlpool bath with tiled surround, wash hand basin, W/C, radiator.

#### Externally

To the front elevation there is an east to maintain yard and useful brick store. While to the rear, there is an enclosed garden and patio which enjoys a beautiful outlook.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 80Mbps \*

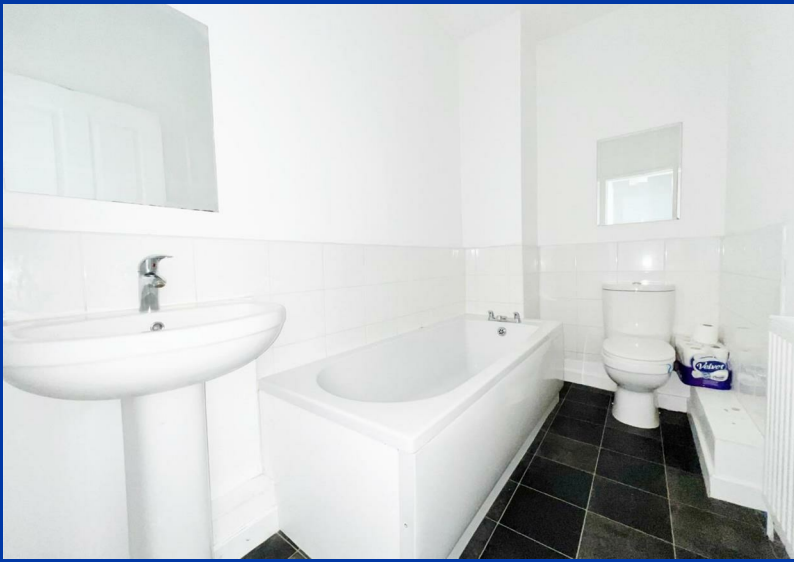
Mobile Signal/Coverage: average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,627.87 p.a

Energy Rating: D



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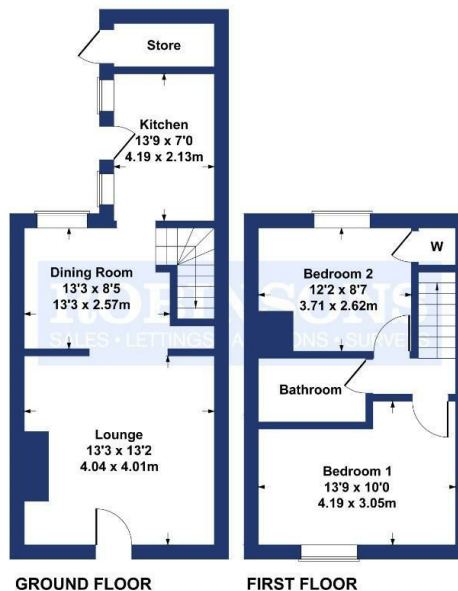
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## 9 Bede Place

Approximate Gross Internal Area  
689 sq ft - 64 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		55	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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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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