

**Blair Avenue, Spennymoor, DL16 6NY**  
**4 Bed - House - Semi-Detached**  
**£178,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this extended FOUR BEDROOM SEMI DETACHED HOUSE located on a popular residential development in a quiet cul-de-sac. Potential buyers will not be disappointed and the property is in good decorative order throughout, situated close to Spennymoor Town centre, local amenities with good transport links for nearby Durham City, Darlington and Teesside. This beautiful family home is offered to the market with no onward chain and has an endless amount of benefits and some of its key features are the well presented, fitted kitchen and bathroom. Viewing is essential on this FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE to appreciate the size of the accommodation on offer. The property has been extended to incorporate a RECEPTION, UTILITY and CLOAKROOM/WC, the KITCHEN / BREAKFAST ROOM has had various upgrades which would be appreciated upon viewing. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING via combination Boiler.

The property briefly comprises of; ENTRANCE HALL, LOUNGE with separate second RECEPTION, useful UTILITY and CLOAKROOM/WC, stunning and spacious KITCHEN/DINER. Whilst to the first floor FOUR BEDROOMS, SPACIOUS MASTER with WALK IN WARDROBE and EN-SUITE FACILITIES and MODERN FAMILY BATHROOM. Externally, the property enjoys REAR GARDENS, driveway for TWO vehicles is available to the front .

EPC Rating A  
Council Tax Band C

#### Entrance Hall

Wood effect flooring, heating control, stairs to the first floor, radiator.

#### Lounge

13'2" x 12'5" (4.01m x 3.78m)

UPVC window, wood effect flooring, radiator.

#### Reception Room

16'2" x 10'1 max points (4.93m x 3.07m max points )

Wood effect flooring, radiator, uPVC window.

#### Utility room

9'0" x 7'3 max points (2.74m x 2.21m max points )

Wall units, stainless steel sink with mixer tap, tiled splashbacks, downlights, plumbing for washing machine and space for dryer, French door leading to rear garden.

#### Cloakroom

W/C, wash hand basin, wood effect flooring.

#### Kitchen/Diner

19'7" x 9'0" (5.97 x 2.74)

Stunning and stylish wall and base units, integrated double oven, five ring gas hob, dishwasher, extractor fan, sink with mixer tap and drainer, tiled splashbacks, pantry cupboard, storage cupboard, uPVC window, wood effect flooring, spotlights, French doors leading to the rear, wood effect flooring, feature radiator, space for dining room table

#### Landing

Quality flooring, loft access, storage cupboard.

#### Bedroom One

14'4" x 10'5" (4.37 x 3.18)

Quality flooring, access to En-Suite and walk in wardrobe.

#### En-Suite

Shower cubicle, wash hand basin, W/C, chrome towel radiator, uPVC window, downlights, extractor fan.

#### Walk in Wardrobe

Lighting, quality flooring, loft access and fitted wall mount mirror.

#### Bedroom Two

10'3 x 9'4 max points (3.12m x 2.84m max points )

Stylish fitted wardrobes, uPVC window, quality flooring, radiator.

#### Bedroom Three

10'2 x 9'5 max points (3.10m x 2.87m max points )

UPVC window, quality flooring, radiator.

#### Bedroom Four

8'7 x 6'8 (2.62m x 2.03m)

UPVC window, quality flooring, radiator.

#### Family Bathroom

Stylish suite, white panelled bath with shower attached, wash hand basin, W/C, tiled surround, wood effect flooring, extractor fan, uPVC window, chrome towel radiator, downlights and useful mirrored cabinet.

#### Externally

To the front elevation is a good sized driveway, while to the rear, there is a good sized easy to maintain garden and patio area.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,066.07 p.a

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

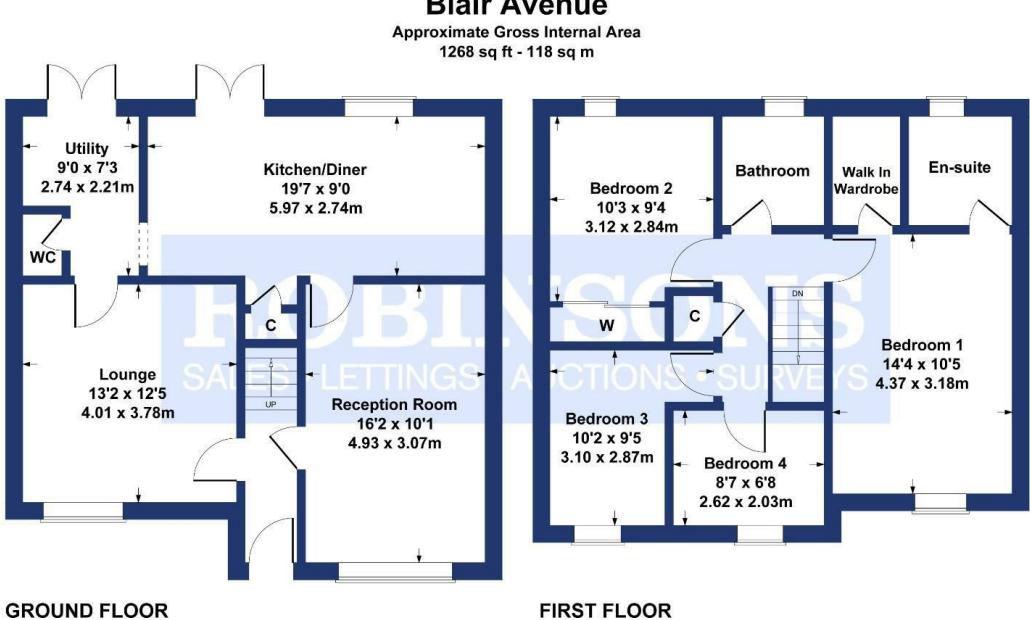
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

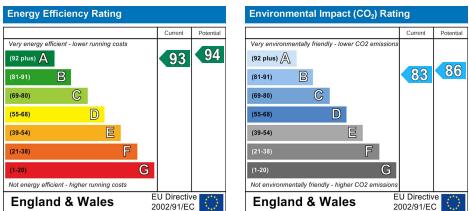
Dedicated Property Manager



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. 2023



## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonsccls.co.uk

## SPENNYMOOR

11 Cheapside

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.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

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)