



Watson Park, DL16 6NB
3 Bed - House - Townhouse
£149,950

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Robinsons are pleased to present this charming three-bedroom end of terrace townhouse, located in the desirable area of Thinford, just outside Spennymoor in County Durham. This property is offered to the market with no onward chain, making it an ideal choice for those looking to move in swiftly.

The home boasts a well-thought-out layout, beginning with an inviting entrance porch that leads into a comfortable lounge, perfect for relaxation. The inner hallway provides access to a convenient cloakroom/WC and a modern kitchen diner, which is equipped with a selection of integrated appliances. The kitchen diner features French doors that open onto a larger than average enclosed garden, creating a seamless connection between indoor and outdoor living.

On the first floor, you will find two well-proportioned bedrooms along with a family bathroom/WC, providing ample space for family or guests. The second floor is dedicated to a spacious principal bedroom, complete with a contemporary en-suite shower room/WC, ensuring privacy and comfort.

Externally, the property features an easy-to-maintain forecourt at the front, while there is a larger than average garden offers a delightful outdoor space for relaxation or entertaining. Additionally, there is allocated parking, adding to the convenience of this lovely home.

Thinford is a growing residential area that perfectly balances the charm of the countryside with the conveniences of urban living. With excellent transport links, including the nearby A167 and A688, commuting to Durham City, Bishop Auckland, and beyond is effortless. The area is well-served by local amenities, including supermarkets, shops, cafes, and leisure facilities, as well as reputable schools and healthcare services.

This property is an appealing choice for first-time buyers, families, and professionals alike, offering a welcoming community atmosphere and a peaceful setting. Don't miss the opportunity to make this delightful townhouse your new home.

Porch

UPVC window, radiator.

Lounge

14'6 x 11'8 (4.42m x 3.56m)

Quality flooring, radiator, storage cupboard, uPVC window.

Inner Hall

Quality flooring, stairs to first floor.

W/C

W/C, wash hand basin, extractor fan, tiled surround, radiator.

Kitchen/Diner

11'7 x 8'8 (3.53m x 2.64m)

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for dining room table, uPVC window, radiator, quality flooring, tiled splashbacks, french doors leading to rear.

Landing

Radiator, quality flooring, stairs to second floor.

Bedroom Two

12'0 x 11'8 (3.66m x 3.56m)

UPVC windows radiator, quality flooring.

Bedroom Three

11'8 x 7'7 (3.56m x 2.31m)

Fitted wardrobes, radiator, uPVC window, quality flooring.

Bathroom

7'4 x 5'5 (2.24m x 1.65m)

White panelled bath, wash hand basin, W/C, tiled splashbacks, uPVC window, extractor fan.

Second Floor Landing

Storage cupboard, quality flooring.

Bedroom One

16'7 x 8'5 (5.05m x 2.57m)

Quality flooring, radiator, loft access, uPVC window.

En-Suite

11'8 x 5'6 (3.56m x 1.68m)

Shower cubicle, wash hand basin, W/C, velux windows, radiator, extractor fan.

Externally

To the front elevation is an easy to maintain forecourt. While to the rear, there is a larger than average easy to maintain garden and patio area which gives access to an allocated parking bay.

Agent Notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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		
(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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