

St. Charles Road, DL16 6JY
3 Bed - House - Semi-Detached
Offers Over £195,000

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Robinsons are delighted to offer to the market with no onward chain, this rare opportunity to acquire a deceptively spacious and extended three bedroom semi detached family home, which is located on the beautiful St Charles Road overlooking Tudhoe Cricket club and the very desirable Tudhoe Village is only a short walk away. This lovely family home also lies within easy reach of Spennymoor Town centre, local shops, schools and amenities and is ideally placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are in close proximity which offers good road links to other parts of the region. Early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance porch, hallway, lounge, open plan extended kitchen, family room/dining room, rear hallway gives access to rear garden and garage. To the first floor is three bedrooms, two of which are nice sized doubles and master has the added bonus of fitted wardrobes, while all bedrooms have a lovely outlook, the family bathroom is also located to the first floor. Externally to the front elevation there is a easy to maintain garden and block paved driveway which leads to a larger than average garage, while to the rear there is a good sized garden and patio with useful brick store. Again properties in this area rarely come to the market so early viewing is strongly advised to avoid any disappointment.

EPC Rating C
Council Tax Band B

Porch

UPVC window, wood flooring, access to the lounge.

Hallway

Stairs to the first floor, storage cupboard, uPVC window.

Lounge

14'6 x 11'4 max points (4.42m x 3.45m max points)
UPVC window and underfloor heating

Dining Room/Family Room

18'9 x 14'4 (5.72m x 4.37m)
Spotlights, French doors leading to the rear garden and underfloor heating.

W/C

W/C, wash hand basin, tiled flooring.

Kitchen

11'2 x 9'8 max points (3.40m x 2.95m max points)
White wall and base units, stainless steel sink with mixer tap and drainer, integrated oven, 5 ring gas hob, microwave, dishwasher, extractor fan, uPVC window, tiled flooring with underfloor heating and splashbacks, space for large fridge freezer, spotlights, access to the rear passage.

Rear Hall

Access to the rear and garage.

Landing

UPVC window, loft access, spotlights.

Bedroom One

9'8 x 9'4 (2.95m x 2.84m)

UPVC window, radiator, fitted wardrobes, pleasant outlook to the rear.

Bedroom Two

9'9 x 8'8 (2.97m x 2.64m)

UPVC window, radiator, lovely view over Tudhoe Cricket field.

Bedroom Three

7'1 x 7'0 max points (2.16m x 2.13m max points)

UPVC window, radiator, fitted wardrobe, lovely view over Tudhoe Cricket field.

Bathroom

7'0 x 5'9 (2.13m x 1.75m)

Fully tiled suite with jacuzzi style bath with shower over, wash hand basin, w/c, uPVC window, chrome towel radiator, spotlights.

Garage

20'3 x 10'3 (6.17m x 3.12m)

Wall and base units, under floor heating controls, lighting, power, electric door, stainless steel sink with mixer tap and drainer.

Externally

To the front elevation, there is a easy to maintain garden and block paved driveway leading too a garage. To the rear, there is a good sized private garden and patio with useful brick store.



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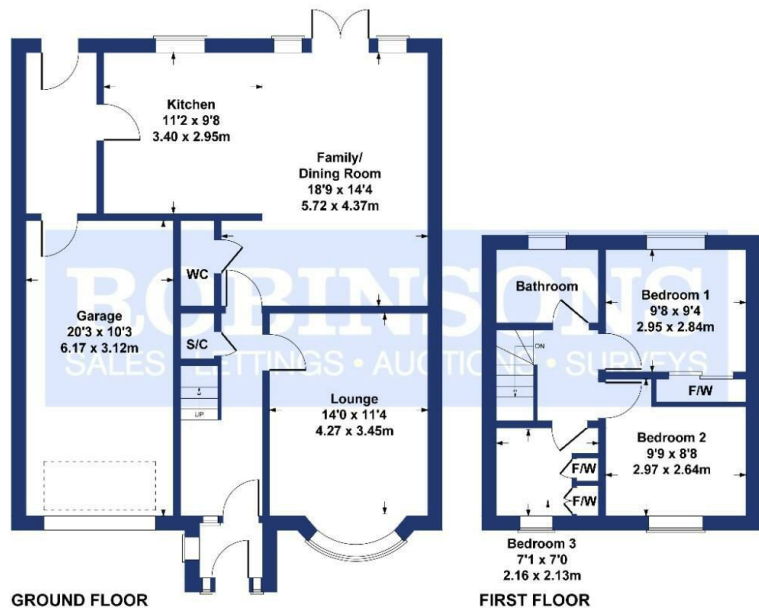
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Strategic Marketing Plan

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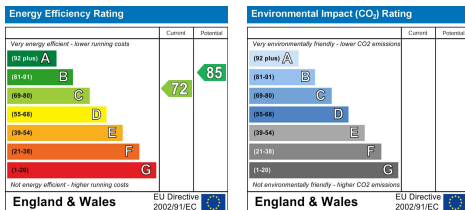
St Charles Road
Approximate Gross Internal Area
1248 sq ft - 116 sq m



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. 2023



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