



Watson Park, DL16 6NH
2 Bed - House - End Terrace
£117,500

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Robinsons are pleased to present this charming two-bedroom end-terraced house located in the desirable Watson Park area of Spennymoor. This well-maintained property is an excellent choice for first-time buyers or those seeking a buy-to-let investment.

Nestled within the popular Durham Gate Development, the home is conveniently situated near local shops, schools, and various amenities found in Spennymoor Town Centre. Its prime location offers easy access for commuters travelling to nearby Durham City Centre, Darlington, and Teesside, with the A1 and A19 providing excellent road links to other parts of the region.

Upon entering, you are welcomed by an entrance hall that leads to a cloakroom/WC for added convenience. The spacious lounge offers a comfortable area for relaxation, while the kitchen/breakfast room is equipped with a range of wall and base units, along with built-in cooking facilities. French doors open out to the rear gardens, allowing natural light to flood the space.

On the first floor, you will find two generously sized bedrooms, with the master bedroom benefiting from en suite facilities, providing a private retreat. A family bathroom completes the upper level, ensuring ample space for all your needs.

Externally, the property boasts a well-sized, easy-to-maintain garden at the front, which wraps around to the side. The rear garden is particularly inviting, featuring a raised decked area perfect for outdoor entertaining. Additionally, this garden provides access to an allocated parking bay, enhancing the practicality of this lovely home.

This property is a wonderful opportunity to enjoy comfortable living in a sought-after location. Do not miss your chance to make it your own.

EPC rating-
Council tax-B

Hallway

Tiled flooring, radiator, stairs to first floor

W/C

W/C, radiator, wash hand basin, Upvc window, tiled flooring

Lounge

22'1 x 13'2 (6.73m x 4.01m)

Wood effect flooring, radiator, Upvc window., storage cupboard.

Kitchen/Diner

Modern wall and base units, Integrated hob, oven, extractor fan, plumbed for washing machine, space for fridge freezer, space for dining room table, wood effect flooring, Upvc window, stainless steel sink with mixer tap and drainer, tiled splash backs, French doors leading to rear.

Landing

Access to bedrooms and bathroom.

Bedroom One

12'2 x 10'0 (3.71m x 3.05m)

Upvc window, storage cupboard, radiator, storage cupboard, loft access via pull down ladder which the owner has informed us the loft is boarded.

En-Suite

Shower cubicle, wash hand basin, W/C, radiator, Upvc window, extractor fan, tiled splash backs

Bedroom Two

9'6 x 6'8 (2.90m x 2.03m)

Upvc window, radiator.

Bathroom

White panel bath, wash hand basin, W/C, Upvc window, radiator, tiled splash backs, extractor fan.

Externally

To the front elevation is an easy to maintain garden which wraps around the side of the property leading to a rear garden which benefits from a raised decked area which is south facing. The property also benefits from a allocated parking bay.

Agents notes

Council Tax: Durham County Council, Band B

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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