





Attwood Terrace, Spennymoor, DL16 6TD

3 Bed - House - Terraced

£115,000

ROBINSONS

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A SUBSTANTIALLY IMPROVED MID-TERRACED HOME – IDEAL FOR FIRST-TIME BUYERS – OPEN-PLAN LIVING KITCHEN – THREE BEDROOMS – LOFT ROOM – MODERN BATHROOM – DOWNSTAIRS W.C. – LARGE GARDEN – VACANT POSSESSION

Robinsons are delighted to offer to the market this generously proportioned mid-terraced home, pleasantly situated within the popular village of Tudhoe. Having undergone an extensive programme of improvement and modernisation over the last year, the property offers well-presented, ready-to-move-into accommodation, making it an ideal purchase for first-time buyers or young couples. Offered with immediate vacant possession, the property is ready to be enjoyed by its next owners.

Improvements include uPVC double-glazed windows and doors, a gas-fired combination boiler, modern fitted kitchen, contemporary bathroom and ground floor W.C., together with re-plastering, redecoration and new flooring.

The accommodation briefly comprises: entrance lobby, spacious open-plan lounge/dining room leading into the modern kitchen, which benefits from French doors opening onto the rear. To the first floor are two well-proportioned bedrooms and a modern family bathroom, whilst a staircase leads to the second-floor loft room with skylight window, offering versatile additional space.

Externally, there is a small rear yard and the added benefit of a larger garden.

Tudhoe is a pleasant village offering a range of local shops, amenities and schooling. A more comprehensive range of shopping, leisure and recreational facilities can be found in nearby Spennymoor and Durham City. For commuters, the property is conveniently positioned close to the A167, providing excellent regional road links, with the A1(M) also readily accessible.

An excellent opportunity to acquire a substantially improved home with versatile accommodation and generous outdoor space. Early viewing is highly recommended.

EPC Rating C
Council Tax Band A

Hallway
Radiator, new flooring, staircase to first floor

Lounge/Diner
29'9 x 12'9 (9.07m x 3.89m)
Storage cupboard, new flooring, radiators, UPVC window, spotlights

W/C
Wash hand basin, w/c, radiator, extractor fan, new flooring

Kitchen
14'3 x 8'8 (4.34m x 2.64m)
Stunning new base units, stylish sink with mixer tap and drainer, integrated oven and hob, radiator, quality flooring, UPVC window, French doors leading to rear, spotlights to ceiling

First Floor Landing
New flooring, stairs to loft room

Bedroom One
13'1 x 12'0 (3.99m x 3.66m)
New flooring, radiator, UPVC window

Bedroom Two
13'4 x 8'4 (4.06m x 2.54m)
UPVC windows with stunning outlook, new flooring

Bathroom
Large panelled bath with shower over, wash hand basin, w/c, tiled splash backs

Bedroom Three/Loft Room
15'7 x 12'0 (4.75m x 3.66m)
Quality flooring, radiator, velux window

Externally
To the rear is a small court yard area, which gives access to a large and long enclosed garden

Agents Notes
Council Tax: Durham County Council, Band A

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 – Gas Central Heating
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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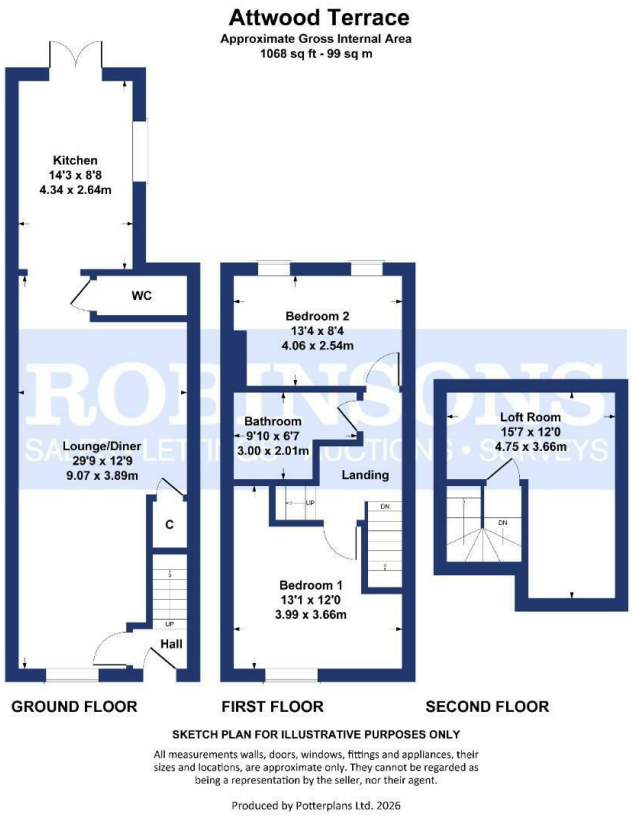
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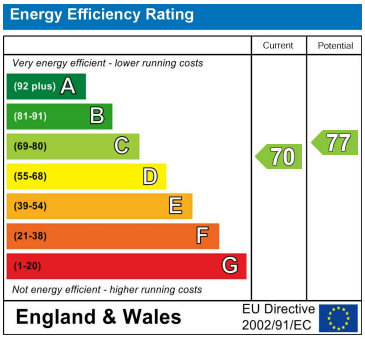
Property Auctions

Lettings and Management

Strategic Marketing Plan

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.