



Abbey Green, Spennymoor, DL16 6PD
3 Bed - House - Semi-Detached
£155,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market with no onward chain, this IMMACULATE THREE BEDROOM SEMI DETACHED HOUSE built by Yuill Homes, located on the ever so popular Durham Gate development. Conveniently located for access to the A1, Durham City, Darlington, Teesside and Spennymoor town centre lies approximately two miles away. In our opinion the property would suit a variety of purchasers including first time buyers and families. This lovely home has an endless number of benefits from modern KITCHEN & BATHROOMS, THREE GOOD SIZED BEDROOMS, EASY TO MAINTAIN GARDENS, PARKING BAYS, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and SECURITY ALARM SYSTEM.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, LOUNGE with French doors overlooking the good-sized rear garden, ATTRACTIVE KITCHEN/BREAKFAST ROOM with a range of contemporary style units and split-level cooking facilities. Whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM with white suite. Externally the property enjoys FRONT & REAR GARDENS and has ALLOCATED PARKING for TWO CARS. In more detail the accommodation comprises of;

EPC Rating B
Council Tax Band C

Entrance Hall

Quality flooring, radiator, stairs to the first floor, storage cupboard, and additional storage cupboard plumbed for washing machine.

Cloakroom/WC

W/C, wash hand basin, chrome effect fittings, tiled splashback, radiator, extractor fan.

Lounge

15'5 x 10'5 (4.70m x 3.18m)
UPVC French doors leading to the rear garden, quality flooring, radiator.

Kitchen

17'2 x 8'4 (5.23m x 2.54m)
Stylish wall and base units, sink with mixer tap, integrated oven, gas hob, extractor hood, extractor fan, radiator, uPVC window, space for dining room table, tiled splashbacks, breakfast bar, space for fridge freezer, spotlights, stylish flooring.

Landing

Loft access, storage cupboard housing combi boiler.

Bedroom One

10'6 x 8'2 (3.20m x 2.49m)
UPVC window, radiator built in wardrobes.

En-suite

Double shower cubicle, wash hand basin, w/c, chrome effect fittings, partly tiled walls. radiator, uPVC window.

Bedroom Two

10'5 x 8'2 (3.18m x 2.49m)
UPVC window, radiator.

Bedroom Three

7'2 x 6'9 (2.18m x 2.06m)
UPVC window, radiator.

Bathroom

Fitted modern white suite, panelled bath, wash hand basin, w/c, partly tiled walls, radiator, extractor fan, uPVC widow.

Externally

To the front of the property, there is a small open plan garden laid to lawn. Whilst to the rear, there are enclosed gardens with paved patio area and lawn. The property also has the bonus of two parking bays.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultrafast 9000Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2066.07 p.a
Energy Rating: B

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

Abbey Green

Approximate Gross Internal Area
866 sq ft - 80 sq m

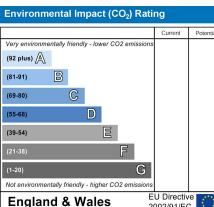
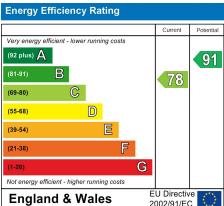


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2018

Energy Efficiency Rating



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

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

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.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

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