

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

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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.





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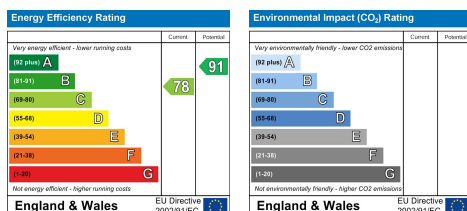
**Abbey Green**  
Approximate Gross Internal Area  
866 sq ft - 80 sq m



## 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



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