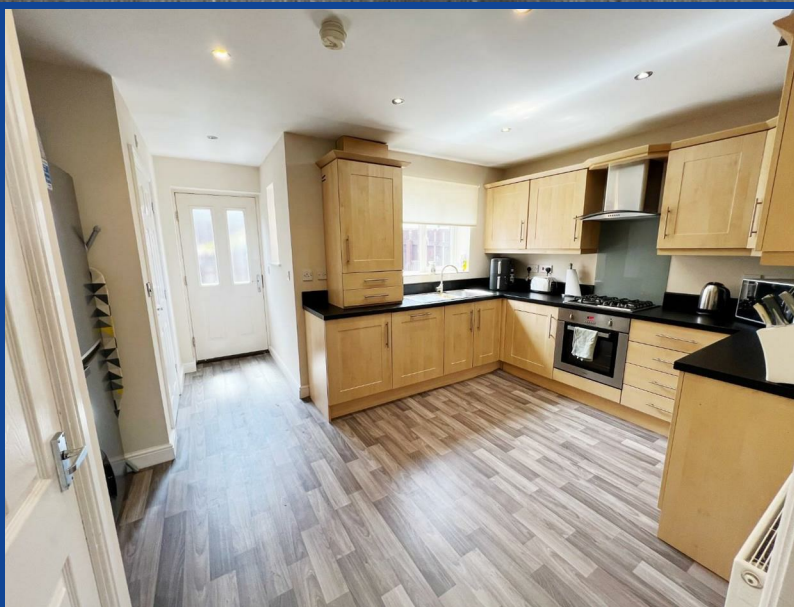
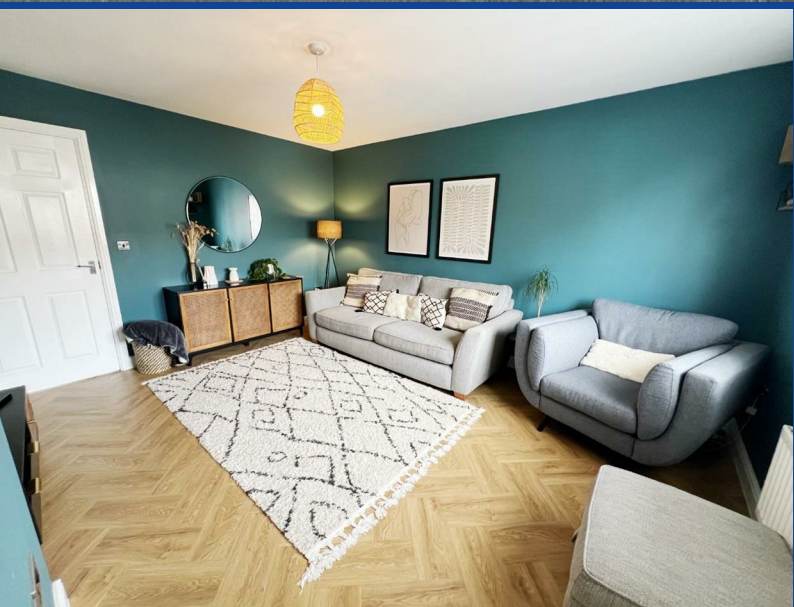




Low Grange Court, Spennymoor, DL16 6FL
4 Bed - House - End Terrace
Asking Price £130,000

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Robinsons are delighted to bring to the market this beautifully presented four-bedroom home, built by the highly regarded Windlestone Homes. Situated just off Durham Road within a small and sought-after cul-de-sac, the property enjoys a convenient location close to local schools, transport links and a range of amenities. Offering spacious and well-appointed accommodation throughout, this exceptional home is ideally suited to first-time buyers, growing families and a variety of other purchasers. Benefits include UPVC double glazing, recently installed gas central heating, stylish contemporary bathrooms and off-road parking. Properties of this size, quality and finish are rarely available at this price point, and therefore early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises an entrance hallway, a spacious lounge, and a well-equipped fitted kitchen featuring integrated cooking appliances and a dishwasher. There is also a utility area and a convenient cloakroom/WC. To the first floor are three well-proportioned bedrooms and a stunning recently refitted family bathroom. Occupying the second floor is the impressive master bedroom, complete with a modern en-suite shower room. Externally, the property enjoys a low-maintenance forecourt to the front, while to the rear there is a private enclosed patio area designed for easy upkeep, with gated access leading to the property's allocated parking bay.

EPC rating - TBC
Council Tax - TBC

Hallway

Radiator, Stairs to first floor.

Lounge

14'2 x 12'1 max points (4.32m x 3.68m max points)

Upvc window, Radiator, LTV Flooring.

Kitchen / Diner

14'1 x 14'8 (4.29m x 4.47m)

Well presented wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge / freezer, radiator, Upvc windows, storage cupboard, spot lights.

W/C

W/C wash hand basin, Upvc window, extractor fan.

Landing

Quality Flooring, stairs to second floor.

Bedroom Two

13'8 x 8'5 (4.17m x 2.57m)

Upvc window, radiator, quality flooring.

Bedroom Three

10'2 x 8'5 (3.10m x 2.57m)

Upvc window, radiator, quality flooring.

Bedroom Four

7'2 x 6'6 (2.18m x 1.98m)

Upvc window, radiator, quality flooring.

Bathroom

6'6 x 6'1 (1.98m x 1.85m)

White panelled bath with shower over, wash hand basin, W/C, tiled splash backs and flooring, Upvc window, extractor fan, heated towel rail.

Second floor landing

Storage cupboards, Velux window, radiator, quality flooring.

Bedroom One

15'5 x 13'5 max points (4.70m x 4.09m max points)

Upvc window, radiator, quality flooring, spot lights.

Ensuite

Shower cubicle, wash hand basin, W/C., Velux window. radiator.

Externally

To the front elevation is a easy to maintain forecourt, while to the rear there is a easy to maintain small enclosed patio., which gives access to a parking bay.



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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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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.

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