

Woodward Road, DL16 7US  
2 Bed - Coachhouse  
£126,000

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## WOW – A STUNNING HOME THAT MUST BE SEEN

Early viewing is essential to fully appreciate this beautifully presented and immaculate home, which is a true credit to its current owner. Located on the ever popular Merrington Park development, the property enjoys a convenient position approximately a ten minute walk from Spennymoor Town Centre, offering easy access to local shops, schools, leisure facilities, and amenities. The property is ideally suited to commuters, with excellent road links to Durham City, Darlington, and Teesside. In our opinion, this home will appeal to a wide range of buyers, including first time buyers, professionals, and couples alike. The property benefits from uPVC double glazing and gas central heating throughout. The accommodation briefly comprises: a welcoming entrance hallway with staircase to the first floor landing, a stylish and well proportioned lounge opening through an archway into a superb contemporary kitchen/breakfast area. To the first floor are two generous bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a modern, attractive family bathroom. Externally, the property enjoys the added advantage of allocated parking and a single garage, providing both convenience and secure parking.

EPC Rating: C  
Council Tax Band: B

### Entrance Hall

Staircase to first floor and single central heating radiator.

### Landing

UPVC window to rear elevation, single central heating radiator, large storage cupboard and double storage cupboard, quality flooring.

### Lounge

17'5 x 13'3 (5.31m x 4.04m )

Two uPVC bay windows to front elevation, double central heating radiator, quality flooring, BT point, TV point and archway to kitchen/breakfast room.

### Kitchen/Diner

13'6 x 7'1 (4.11m x 2.16m )

A range of contemporary high gloss wall and base units with contrasting work surfaces, stainless steel sink and mixer tap, plumbing for automatic washing machine, stainless steel gas hob, stainless steel splashback, split level electric oven, integrated fridge/freezer, stainless steel chimney style extractor hood, double central heating radiator, uPVC window to rear elevation, boiler for domestic hot water and gas central heating.

### Bedroom One

11'1 x 10'3 (3.38m x 3.12m )

UPVC window to front elevation, single central heating radiator and double built in wardrobes, quality flooring.

### Bedroom Two

11'1 x 10'3 max points (3.38m x 3.12m max points )

UPVC window to front elevation, single central heating radiator, quality flooring and storage cupboard.

### Bathroom

Fitted with a modern white suite comprising of panelled bath, over bath mains fed shower and screen, pedestal wash hand basin, low level w/c, chrome effect fittings, part tiled walls, single central heating radiator, extractor fan and uPVC window to rear elevation.

### Externally

There is a blocked paved driveway leading to single garage with up and over door, power and lighting.

### Agent 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 – 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 – yes

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>

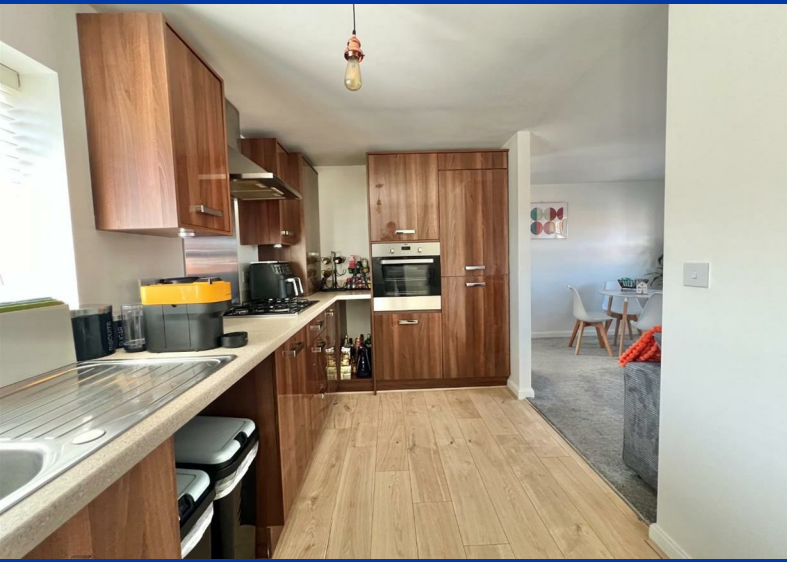
Protected Trees – None known

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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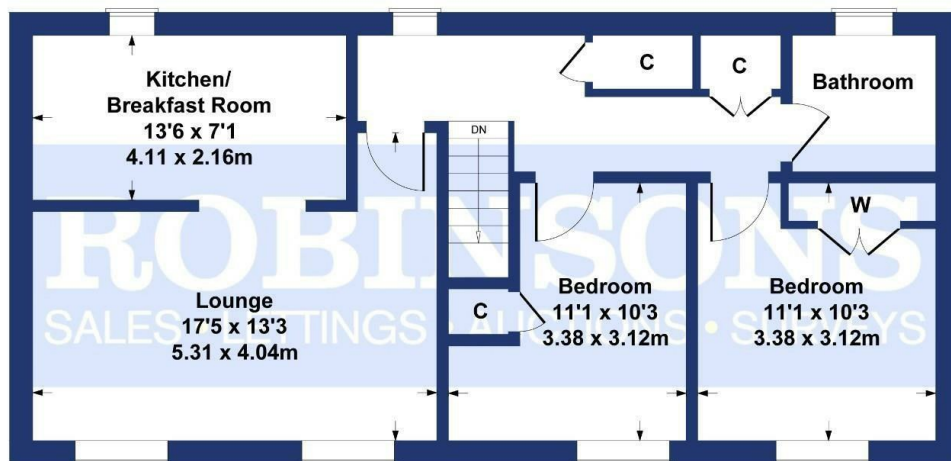
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Woodward Road

Approximate Gross Internal Area  
679 sq ft - 63 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. 2022

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	77
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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