Whitworth Meadow, Spennymoor, DL16 7BH

3 Bed - House - Detached

Asking Price £250,000

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Robinsons are delighted to offer the market, situated in a quiet cul-de-sac on a modern and highly sought after residential development this deceptively spacious, well presented and maintained EXTENDED THREE BEDROOM DETACHED HOME. The property in our opinion would make an ideal home for a family and a viewing is highly recommended to avoid disappointment. Whitworth Meadows lies within easy access to local amenities, is within catchment area of local schooling, leisure facilities, transport facilities and Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside. The property is warmed via GAS CENTRAL HEATING and is fitted with UPVC DOUBLE GLAZING throughout the home. The property has been fully REFURBISHED and MODERNIZED via the current occupier.

In brief this stunning home comprise of, Entrance hallway, ground floor W/C, Lounge with feature UPVC BAY WINDOW, STUNNING KITCHEN with integrated appliances and CENTRAL ISLAND, FAMILY ROOM / DINING ROOM, to the first floor is a landing area which gives access to the master bedroom which is a good sized, includes fitted wardrobes and over looks the beautiful rear garden, Bedroom two, bedroom three and stylish and modern shower room. Externally this perfect family home includes a pleasant front lawn and driveway which leads to a detached garage, while to the rear there is a beautiful and large garden with patio areas and useful shed. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT.

Externally
To the front elevation is a lovely garden & long driveway which leads to the single garage, whilst to the rear there is a good sized garden & patio area & useful storage shed.

Hallway
Stylish flooring, radiator, stairs to the first floor, storage cupboard.

W/C
W/C, wash hand basin, tiled flooring & half tiled walls, chrome towel rail, uPVC window.

Lounge
13'8 x 10'9 (4.17m x 3.28m)
Quality flooring, uPVC bay window, stylish electric fire & surround, radiator.

Kitchen
18'6 x 11'8 (5.64m x 3.56m)
Stunning & stylish wall & base units, central island, integrated double oven, hob, extractor fan, washing machine, dish washer, stylish worktops, sink with mixer tap, space for American fridge freezer, spot lights.

Dining Room
19'3 x 10'1 (5.87m x 3.07m)
uPVC window, Velux windows, french doors leading to rear garden.

Landing
uPVC window, loft access, storage cupboard.

Bedroom One
12'10 x 10'7 (3.91m x 3.23m)
uPVC window, radiator, fitted wardrobe.

Bedroom Two
10'0 x 8'9 (3.05m x 2.67m)
uPVC window, fitted wardrobes, radiator, storage cupboard.

Bedroom Three
10'7 x 8'5 max points (3.23m x 2.57m max points)
Quality flooring, radiator, uPVC window, fitted wardrobe.

Shower Room
8'6 x 5'5 (2.59m x 1.65m)
Fully tiled suite with walk in shower cubicle, wash hand basin, W/C, chrome towel rail, uPVC window, extractor fan, spot lights.

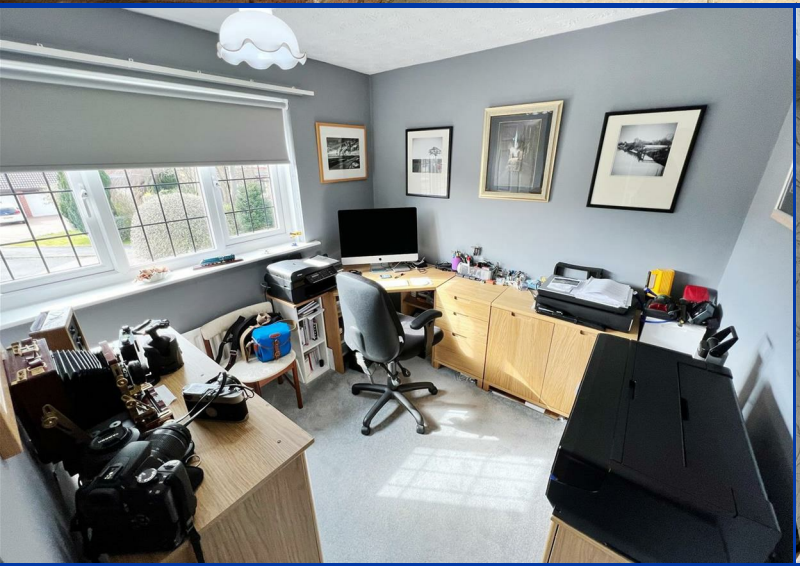
Agent notes
Council Tax: Durham County Council, Band D
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
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 – NA
Probate – n/a
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

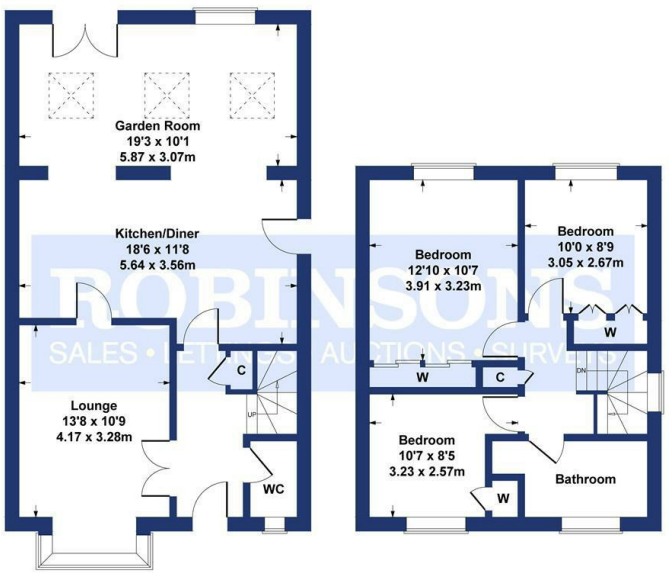
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitworth Meadows

Approximate Gross Internal Area
1187 sq ft - 110 sq m

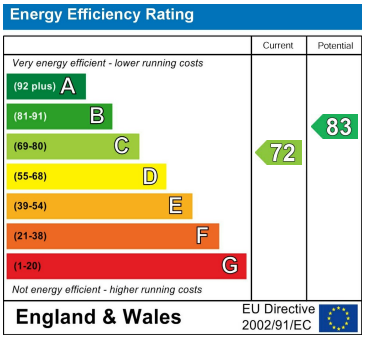


GROUND FLOOR FIRST FLOOR

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



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@robinsonscls.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@ robinsonswynyard.co.uk

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RICS

ARLA Association of Residential Letting Agents

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