



Grasmere, Spennymoor, DL16 6TX  
3 Bed - House - Detached  
Asking Price £195,000

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Beautifully presented throughout, this impressive three-bedroom link-detached home is set in a desirable cul-de-sac and offers an excellent range of features including front and rear gardens, driveway, and garage. The property boasts two reception rooms, a stunning modern kitchen and bathroom, and is warmed by a recently fitted gas combination boiler with uPVC double glazing.

Inside, the home offers a welcoming entrance hallway, a spacious lounge leading to a separate dining room with large patio doors opening to the private rear garden, and a stylish, well-fitted kitchen with breakfast bar and integrated appliances. Upstairs are three bedrooms and a beautifully updated family bathroom complete with mains shower.

Externally, the property benefits from a lawned front garden, block-paved driveway, garage, and a private enclosed rear garden with patio and lawned areas.

Ideally located within close proximity to schools, bus routes, and Spennymoor town centre, this home offers comfort, style, and convenience in equal measure.

Viewing is highly recommended.

EPC Rating: C  
Council Tax Band: C

#### Hallway

quality flooring, Stairs to first floor, radiator.

#### Lounge

15'0 x 11'5 (4.57m x 3.48m )

Upvc window, radiator, quality flooring.

#### Dining room

10'0 x 9'3 (3.05m x 2.82m)

Radiator, quality flooring, sliding Upvc doors leading to rear.

#### Kitchen

16'0 x 9'0 (4.88m x 2.74m)

Morden wall and base units, integrated oven, hob, extractor fan, washing machine, dryer, dishwasher, stylish sink with mixer tap and drainer, Upvc windows, quality flooring, tiled splash backs, spots lights, storage cupboard, radiator, space for fridge / freezer, access to garage and rear.

#### Landing

Upvc window, quality flooring, loft access, airing cupboard.

#### Bedroom One

11'4 x 10'6 (3.45m x 3.20m )

fitted wardrobes, quality flooring, radiator, Upvc window which enjoys a lovely outlook.

#### Bedroom Two

11'6 x 10'1 (3.51m x 3.07m)

Upvc window, radiator.

#### Bedroom Three

8'8 x 7'8 (2.64m x 2.34m )

Wood effect flooring, radiator, Upvc window.

#### Bathroom

Stunning suite which has recently been fitted and includes a white panelled bath with shower, His & Her wash hand basin, feature heated towel rail, w/c, Upvc window, extractor fan, fully tiled.

#### Externally

To the front elevation is easy to maintain garden and driveway which leads to a garage, while to the rear there is beautiful enclosed garden and patio.

#### Agent Notes

Council Tax: Durham County Council, Band C approx. £2374.63 p.a

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 – no

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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## Grasmere Spennymoor

Approximate Gross Internal Area  
1169 sq ft - 109 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                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 85        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 76  |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

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