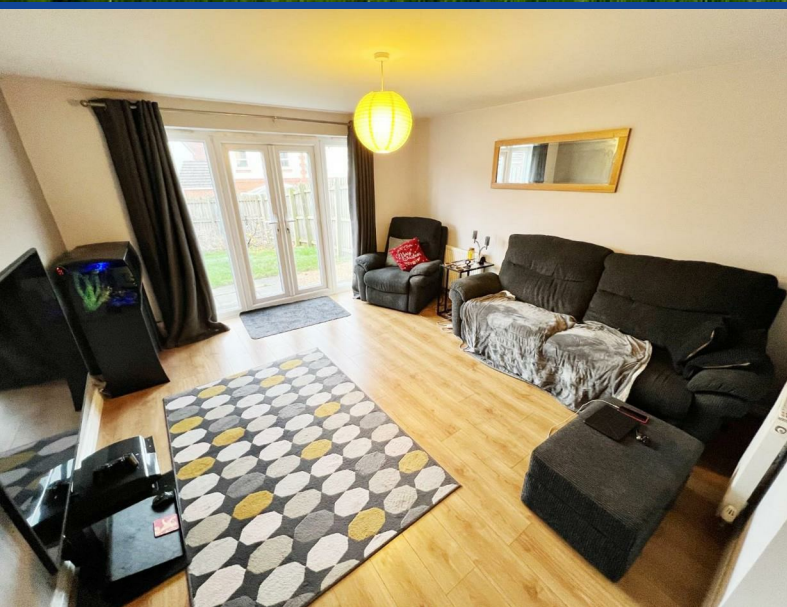




Everson Way, Spennymoor, DL16 7BX
4 Bed - House - Mid Terrace
£150,000

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A rare opportunity to acquire this deceptively SPACIOUS FOUR BEDROOM MID LINK PROPERTY built by Taylor Wimpey, early viewing is advised to avoid any disappointment. The property in our opinion should appeal to a variety of purchasers including the growing family and is located on this popular residential development Moor Croft, which is just over half a mile from Spennymoor town centre and local amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside. This lovely home would provide ideal modern living accommodation and benefits from; UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM W/C, LOUNGE with French doors to REAR GARDENS, KITCHEN/BREAKFAST ROOM, whilst to the first floor TWO BEDROOMS, and a FAMILY BATHROOM. To the second floor is a MASTER BEDROOM and a SECOND SPACIOUS BEDROOM, both with Jack and Jill EN-SUITE FACILITIES. Externally to the front elevation there is a well presented and easy to maintain garden. While to the REAR, there is another easy to maintain GARDEN which gives access to a GARAGE and driveway, which is located to the rear. In more detail the accommodation comprises of;

EPC Rating TBC
Council Tax Band C

Hallway

Radiator, storage cupboard, stairs to first floor.

W/C

W/C, wash hand basin, radiator, extractor fan.

Lounge

14'4 x 12'9 (4.37m x 3.89m)

Wood effect flooring, uPVC window, radiator, french doors leading to rear.

Kitchen/Diner

16'8 x 7'9 (5.08m x 2.36m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, radiator, stainless steel sink with mixer tap and drainer, space for fridge freezer, space for dining room table, tiled flooring and splashbacks.

1st Floor Landing

Radiator, uPVC window, stairs leading to second floor.

Bedroom One

13'3 x 12'6 (4.04m x 3.81m)

UPVC window, radiator, access to bathroom.

Bedroom Four

11'0 x 6'4 (3.35m x 1.93m)

UPVC window, radiator.

Bathroom

White panelled bath, wash hand basin, W/C, tiled splashbacks, extractor fan, radiator.

2nd Floor Landing

Airing cupboard, radiator, loft access.

Bedroom Two

12'9 x 12'3 (3.89m x 3.73m)

UPVC window, radiator.

Bedroom Three

13'0 x 11'4 (3.96m x 3.45m)

UPVC window, radiator.

Jack and Jill En-Suite

Shower cubicle, wash hand basin, W/C, radiator, tiled splashbacks, extractor fan.

Externally

To the front elevation is an easy to maintain garden. While to the rear there is a good sized enclosed garden which gives access to a driveway and garage.

Agent Notes

Council Tax: Durham County Council, Band C

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 – Electric

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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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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The Wynd

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