



Kirkdale, Spennymoor, DL16 6UJ  
2 Bed - Bungalow - Semi Detached  
£139,950

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Nestled in the charming area of Kirkdale, Spennymoor, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting lounge serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in many residential areas. This added convenience allows for easy access and flexibility for you and your guests.

The location in Kirkdale is particularly appealing, offering a tranquil setting while still being within reach of local amenities and transport links. Whether you are looking to enjoy the serene surroundings or explore the vibrant community of Spennymoor, this bungalow presents an excellent opportunity for comfortable living.

In summary, this semi-detached bungalow in Kirkdale is a wonderful choice for those seeking a charming home with practical features and a lovely location. Do not miss the chance to make this delightful property your own.

EPC Rating TBC  
Council Tax Band A

#### Hallway

Tiled flooring, radiator, access to lounge, storage cupboard.

#### Lounge

15'9 x 10'2 (4.80m x 3.10m )

Wood effect flooring, radiator, electric fire and surround, uPVC window.

#### Kitchen

7'0 x 5'0 (2.13m x 1.52m)

Modern wall and base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled flooring and splashbacks, extractor fan, uPVC window.

#### Inner Hall

Access to bedrooms and wet room.

#### Bedroom One

13'2 x 8'8 max points (4.01m x 2.64m max points)

UPVC window, radiator, wood effect flooring.

#### Bedroom Two

10'3 x 7'9 max points (3.12m x 2.36m max points)

Radiator, fitted wardrobes, wood effect flooring, access to conservatory.

#### Conservatory

8'8 x 7'0 (2.64m x 2.13m )

UPVC window, access to rear.

#### Wet Room

Shower, wash hand basin, W/C, uPVC window, chrome towel radiator, extractor fan.

#### Externally

To the front elevation is an easy to maintain garden, long block paved driveway which leads to the rear garage and easy to maintain garden/patio.

#### Garage

16'4 x 8'9 max points (4.98m x 2.67m max points)

Power and lighting.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps \*

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(93-101)	B		
(85-89)	C		
(75-84)	D		
(69-74)	E		
(61-68)	F		
(55-60)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92-97)	B		
(89-91)	C		
(85-88)	D		
(80-84)	E		
(71-79)	F		
(62-70)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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