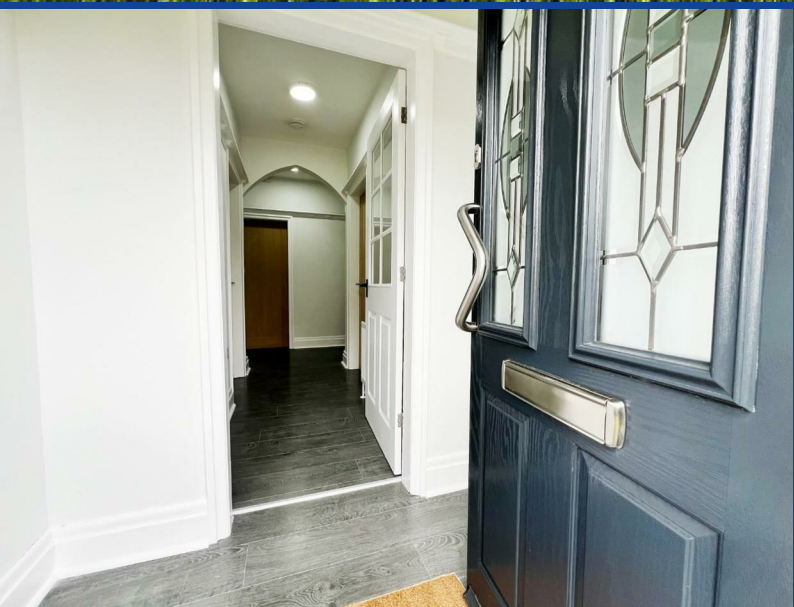




Vyners Close, Spennymoor, DL16 7HB
2 Bed - Bungalow - Detached
Asking Price £280,000

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A rare opportunity to acquire this stunning TWO BEDROOM DETACHED BUNGALOW situated in this sought after location of Vyners close and sitting on a beautiful and large plot, we are sure this property is sure to impress and early viewing is advised to avoid any disappointment. This beautiful bungalow is situated on the outskirts of Spennymoor, the town centre is approximately a ten to fifteen minute walk away where you will find a wide range of local shops, schools and amenities and leisure centre. The property is also ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. This beautiful bungalow has an endless amount of benefits and some of its key features are; ample living space, lovely outlook to rear, two good sized bedrooms, large bathroom, off road parking for multiple vehicles, large garden, UPVC double glazing and gas central heating. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance hallway, spacious lounge with log burning stove, good sized modern open plan kitchen/dining room, two double bedrooms and shower room. Externally to the front elevation is a easy to maintain lawn and driveway which leads to the large garden and hard standing area which has a lovely view of a beautiful outlook to the rear.

EPC Rating D
Council Tax Band C

Porch

Access to the hall, wood effect flooring.

Hallway

Radiator, wood effect flooring, loft access.

Lounge

14'9 x 11'9 (4.50m x 3.58m)

UPVC bay window, log burning stove, radiator, wood effect flooring.

Kitchen/Diner

23'9 x 12'5 max points (7.24m x 3.78m max points)

Modern wall and base units, integrated oven, hob, extractor fan, ceramic sink with mixer tap and drainer, uPVC window, space for fridge freezer, dining room table, electric fire and surround, tiled splashbacks, wood effect flooring.

Utility Room

13'1 x 5'0 (3.99m x 1.52m)

Base units, uPVC window, radiator, tiled flooring, stainless steel sink with mixer tap.

Side Porch

Radiator, uPVC window.

W/C

W/C, wash hand basin, tiled flooring.

Bedroom One

11'9 x 11'9 (3.58m x 3.58m)

UPVC bay window, radiator, wood effect flooring.

Bedroom Two

11'3 x 10'8 (3.43m x 3.25m)

UPVC window, radiator, wood effect flooring.

Shower Room/Wet Room

Shower, wash hand basin, w/c, uPVC window, radiator, extractor fan.

Externally

To the front elevation, there is a large easy to maintain garden and driveway which leads to the large rear garden. The garden enjoys a beautiful outlook and has the added bonus of a hard standing area which would provide extra parking for multiple vehicles.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 p.a

Energy Rating: D

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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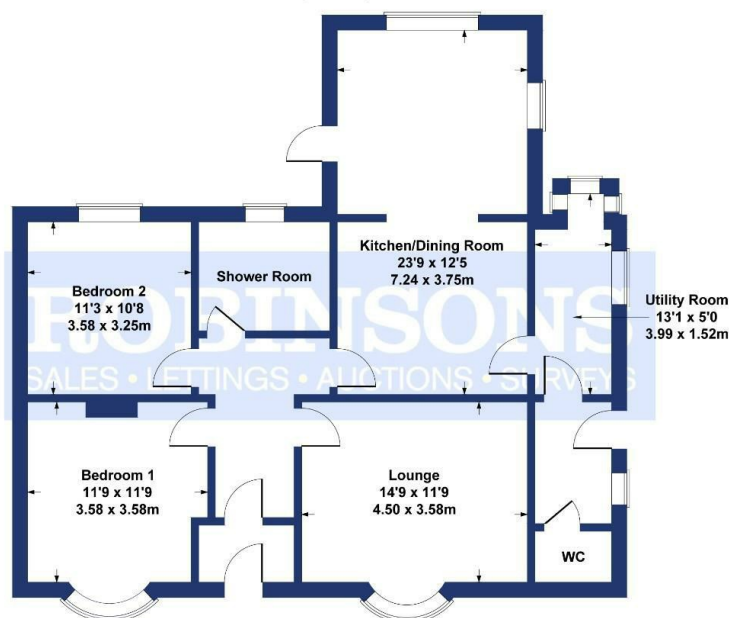
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Vyners Close
Approximate Gross Internal Area
1065 sq ft - 99 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		65	62
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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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