



Hallgarth, Kirk Merrington, DL16 7HR
3 Bed - House - Semi-Detached
£109,950

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*** RARE TO THE MARKET***

Viewing is essential to appreciate this LOVELY THREE BEDROOM SEMI DETACHED HOUSE offered to the market with no onward chain. This lovely home is sure to impress a variety of buyers including the first time buyers and property investors. This perfect starter home is conveniently located on this popular residential development in the heart of Kirk Merrington which is also close to the well known Kirk Merrington Primary school with excellent Ofsted reports, Spennymoor Town centre with local amenities are just over a mile away.

In brief the property comprises of ENTRANCE HALL, spacious LOUNGE, FITTED KITCHEN and useful utility room. Whilst to the first floor there are THREE BEDROOMS, ONE with fitted wardrobes and the family BATHROOM. Externally to the front elevation is a easy to maintain garden, while to the rear there is a large enclosed garden. Early viewing is advised to avoid any disappointment.

In more detail the accommodation comprises of

EPC Rating D
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

17'8 x 11'0 max points (5.38m x 3.35m max points)

Duel aspect, uPVC window, Two radiators

Kitchen

12'9 x 10'3 (3.89m x 3.12m)

Wall and base units, integrated dishwasher, plumbed for washing machine, stainless steel sink with mixer tap and drainer, radiator, electric cooker point, space for fridge, uPVC windows, storage cupboard.

Utility Room

7'1 x 6'5 (2.16m x 1.96m)

UPVC window, radiator, access to side of the property.

Landing

Loft access, airing cupboard.

Bedroom One

12'0 x 9'7 (3.66m x 2.92m)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

11'1 x 9'8 (3.38m x 2.95m)

UPVC window, radiator.

Bedroom Three

8'1 x 7'7 (2.46m x 2.31m)

Fitted wardrobes, radiator, uPVC window.

Bathroom

Panelled bath with shower over, wash hand basin, uPVC window.

W/C

W/C, uPVC window.

Externally

To the front elevation, there is an easy to maintain garden which could be converted to parking with the right planning permission. While to the rear, there is a lovely, large garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: average

Tenure: Freehold

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

£1,627.87p.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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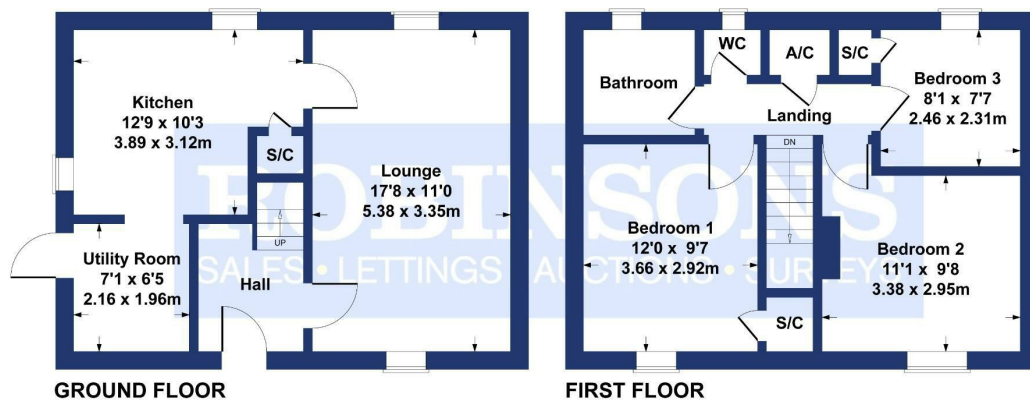
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hallgarth

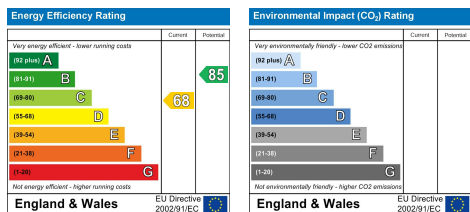
Approximate Gross Internal Area
865 sq ft - 80 sq m



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. 2025



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