



**Sunnybrow Close, Spennymoor, DL16 7WJ**  
**2 Bed - House - Semi-Detached**  
**£180,000**

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\*\*\* NEW HOME MOVE IN READY \*\*\*

Robinsons are delighted to offer to the market this large two bedroom semi detached property which is located on the popular Cornish park development. This immaculate residence would be the perfect purchase for the young family or first-time buyer & has been exceptionally well finished throughout. Having easy access to all of the local amenities that Spennymoor itself has to offer, this deceptively spacious home is also within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing.

In Brief the property comprises of entrance hallway, Cloakroom, spacious lounge with French doors leading to the rear garden, well presented open plan kitchen / dining room with integrated appliances, to the first floor is a landing area which gives access to two good sized bedrooms and family bathroom. Externally to the front elevation is a easy to maintain garden and double length block paved driveway, which leads to the larger than average rear garden.

#### Hallway.

New floor coverings, radiator, storage cupboard, stairs to first floor.

#### W/C

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

#### Lounge

15'9 x 9'1 (4.80m x 2.77m)

New floor coverings, radiator, French doors leading to the large rear garden.

#### Kitchen / Diner

16' x 8'5 (4.88m x 2.57m)

Morden wall and base units, integrated oven, hob, extractor fan, fridge freezer, washing machine, stainless steel sink with mixer tap and drainer, UPVC window, radiator, space for dining room table.

#### Landing

Storage cupboard

#### Bedroom One

UPVC window, radiator and new floor coverings.

#### Bedroom Two

UPVC window, radiator and new floor coverings.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, UPVC window, radiator.

#### Externally

To the front elevation is a easy to maintain garden and double

length block paved driveway, which leads to the larger than average enclosed garden and patio

#### Agents notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal

Tenure: Freehold

Council Tax: Durham County Council, Band

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-120	A	
100-105	B		
95-100	C		
90-95	D		
85-90	E		
80-85	F		
75-80	G		
Not energy efficient - higher running costs	1-75		

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	105-120	A	
100-105	B		
95-100	C		
90-95	D		
85-90	E		
80-85	F		
75-80	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-75		

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