



Greystoke Walk, Spennymoor, DL16 7FG
3 Bed - House - Semi-Detached
£179,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled in the charming area of Greystoke Walk, Spennymoor, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three spacious bedrooms, there is ample room for everyone to find their own space, whether it be for restful nights or productive study sessions. The bathroom is conveniently located, ensuring ease of access for all members of the household.

The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its welcoming atmosphere and local amenities, making it an ideal location for those seeking a balance of tranquillity and convenience.

This property is not just a house; it is a place where memories can be made and cherished. With its practical layout and inviting surroundings, Greystoke Walk is ready to welcome its new owners. Do not miss the chance to make this lovely house your home.

EPC Rating C
Council Tax Band C

Hallway

Radiator, storage cupboard, stairs to first floor.

W/C

W/C, wash hand basin, extractor fan.

Lounge

18'5 x 9'9 (5.61m x 2.97m)

Quality flooring, uPVC window, radiator, french doors leading to rear garden.

Kitchen

17'4 x 13'0 (5.28m x 3.96m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, uPVC window, space for fridge freezer, plumbed for washing machine, space for dining room table, radiator, french doors leading to rear, quality flooring.

Landing

UPVC window, radiator, airing cupboard, loft access.

Bedroom One

11'2 x 10'1 (3.40m x 3.07m)

UPVC window, radiator, fitted wardrobes.

En-Suite

Double shower cubicle, wash hand basin, W/C, uPVC window, hand towel radiator.

Bedroom Two

11'2 x 10'2 (3.40m x 3.10m)

UPVC window, radiator.

Bedroom Three

11'5 x 6'9 (3.48m x 2.06m)

UPVC window, radiator.

Bathroom

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

Externally

To the front elevation is an easy to maintain garden. While to the rear there is an enclosed easy to maintain garden and patio which gives access to the close by garage and driveway.

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>

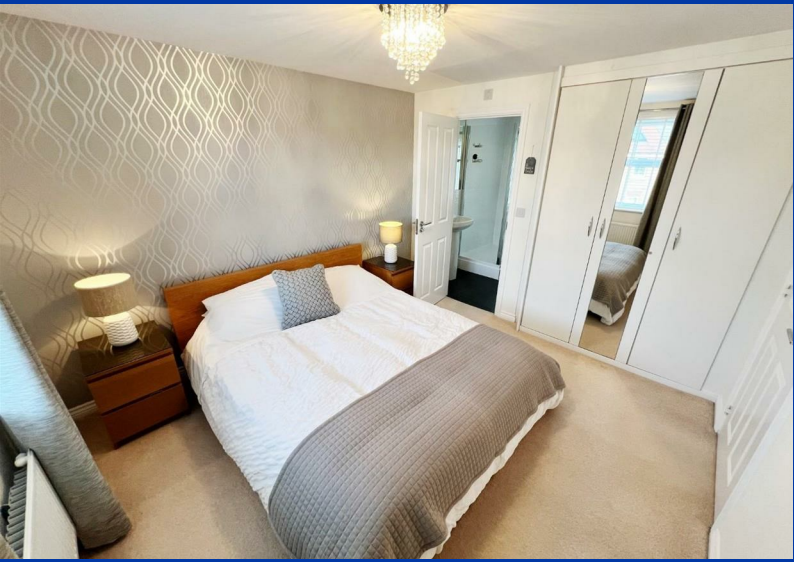
Protected Trees – None known

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	77	
(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		

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk