



Swan Walk, Spennymoor, DL16 7UU  
3 Bed - House - Mid Link Terrace  
£145,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer for sale this well presented Three Bedroom terraced property located on Merrington Park. A popular residential development on the outskirts of Spennymoor, within easy reach of the town centre, where there are a range of shopping and leisure facilities. **EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT.** Built by Barratt Homes to their popular and high-quality home standards, the property offers an excellent family sized accommodation with the benefit of large open plan lounge / dining room, master bedroom with en-suite, off street parking, garage, gas central heating and uPVC double glazing.

In brief the property comprises of entrance hallway, spacious open plan lounge / dining room, modern kitchen, ground floor W/C. To the first floor are three good sized bedrooms with master having the added bonus of en-suite facilities and family bathroom. Externally to the front of the property there is an easy to maintain garden with a pleasant outlook, while to the rear there is a good sized garden and patio which gives access to a garage and driveway, again giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating C  
Council Tax Band C

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

#### Hallway

Wood effect flooring, radiator, storage cupboard.

#### W/C

W/C, wash hand basin, radiator, uPVC window, extractor fan, wood effect flooring.

#### Lounge

15'0 x 14'4 (4.57m x 4.37m )

Radiator, french doors leading to rear garden.

#### Kitchen/Diner

12'2 x 8'0 (3.71m x 2.44m)

Modern wall and base units, integrated oven, hob, extractor fan,

fridge freezer, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, wood effect flooring, space for dining room table, radiator, uPVC window, tiled splashbacks.

#### Landing

Loft access, radiator, storage cupboard.

#### Bedroom One

11'7 x 8'4 (3.53m x 2.54m)

UPVC window, radiator, fitted wardrobe.

#### En-Suite

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

#### Bedroom Two

9'9 x 8'4 (2.97m x 2.54m)

UPVC window, radiator, fitted wardrobes.

#### Bedroom Three

8'8 x 6'2 (2.64m x 1.88m )

UPVC window, radiator.

#### Bathroom

White panelled bath, wash hand basin, W/C, radiator, uPVC window, extractor fan.

#### Externally

To the front elevation is an easy to maintain forecourt. While to the rear there is a good sized garden and patio. The property also has the added bonus of a driveway and garage.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage:

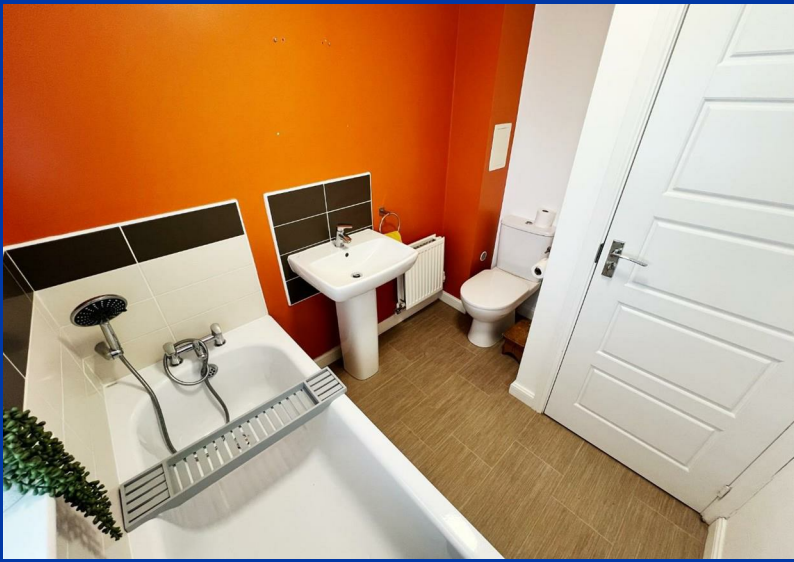
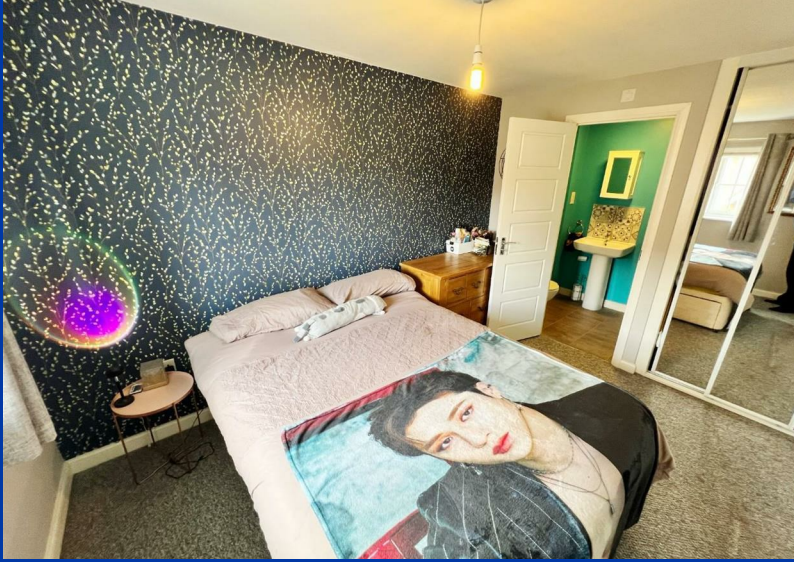
Tenure: Freehold

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

£2,271.95 p.a

Energy Rating: C

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

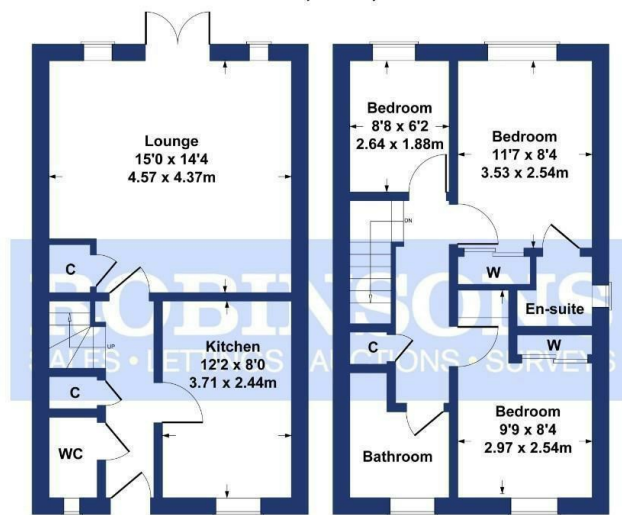
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Swan Walk

Approximate Gross Internal Area  
810 sq ft - 75 sq m



GROUND FLOOR

FIRST FLOOR

### 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. 2018

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
105-120 A		101-107 A	
81-104 B		89-100 B	
69-80 C		65-88 C	
55-68 D		50-64 D	
49-54 E		31-49 E	
45-48 F		17-30 F	
39-44 G		1-16 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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@robinsonsspenny Moor.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, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk  
www.robinsonsestateagents.co.uk