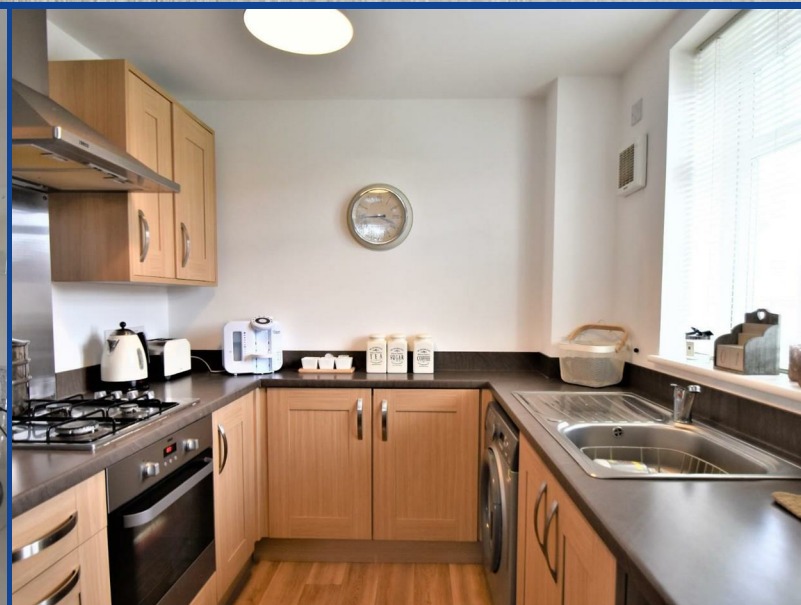




Lotherton Drive, Spennymoor, DL16 7FE
2 Bed - Apartment
£110,000

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Looking for something a little different? This superbly presented property offers stylish and versatile accommodation, making it ideal for a range of buyers including first-time purchasers and professional couples. Viewing is essential to fully appreciate the quality, space, and thoughtful layout on offer. The home is deceptively spacious and benefits from uPVC double glazing, gas central heating, two allocated parking spaces, and a sought-after position within the popular Burton Woods development.

Situated on the ever-popular Burton Woods estate, the property is conveniently located within easy reach of Spennymoor Town Centre, local shops, schools, amenities, and Jubilee Park. It is also perfectly placed for commuters, with excellent transport links to Durham City, Darlington, Teesside, and easy access to the A1 and A19.

The well-designed floorplan briefly comprises: an entrance hallway with stairs to the first floor, a stylish lounge with archway leading into an immaculate kitchen complete with integrated cooking facilities, and a convenient cloakroom/WC. To the upper floors, there are two generously sized bedrooms—one featuring attractive fitted wardrobes—and a well-appointed family bathroom. Externally, the property benefits from allocated parking for two vehicles to the rear.

EPC Rating: TBC
Council Tax Band: B

Hallway

Radiator, Stairs to first floor.

First floor Landing

Upvc window, radiator, Stairs to second floor.

Cloakroom/wc

W/C, Wash hand basin, extractor fan.

Lounge

16'8" x 9'8" (5.08m x 2.95m)

Upvc windows, radiators and space for dining room table.

Kitchen

8'2" x 7'4" (2.49m x 2.24m)

Morden Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for dryer, Upvc window.

Second Floor Landing

Upvc window, radiator, storage cupboard.

Bedroom One

13'2" x 8'8" (4.01m x 2.64m)

Upvc window, radiator

Bedroom Two

13'3" x 7'7" (4.04m x 2.31m)

Upvc window, radiator

Bathroom

White panelled Bath with shower over, wash hand basin, W/C, Upvc window, heat towel rail, extractor fan, tiled splash backs,

Externally

To The rear of the property is a Driveway.

Agents Notes

Council Tax: Durham County Council, Band B

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 – Gas Central Heating

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 – Yes

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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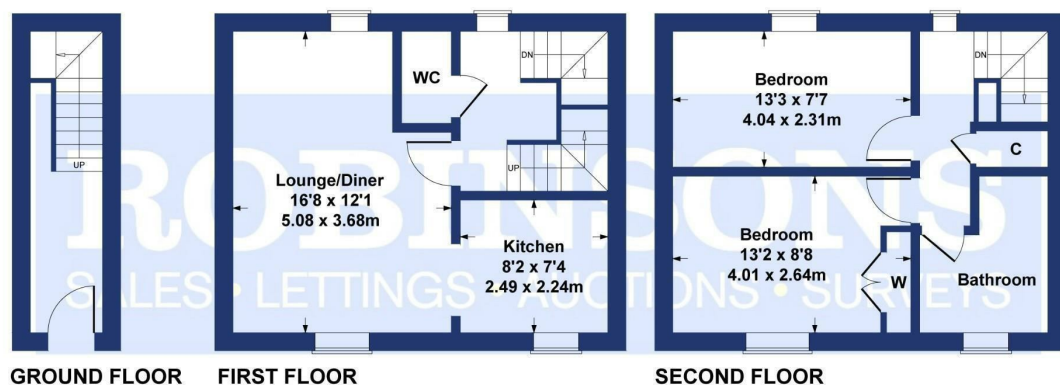
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lotherton Drive Spennymoor

Approximate Gross Internal Area
758 sq ft - 70 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(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		

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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.

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



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