

Swan Walk, Spennymoor, DL16 7UU
3 Bed - House - Mid Terrace
£147,500

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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 with feature media wall, 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 B
Council Tax Band B

Hallway

With storage cupboard and staircase to first floor.

Cloak Room/WC

With wash hand basin, wc, central heating radiator and upvc window.

Lounge/Dining Room

14'9x14'5 (max measurements) (4.50mx4.39m (max measurements))

Media wall unit with inset electric fire, storage cupboard, stylish flooring, central heating radiator and french doors to rear.

Kitchen

12'x8' (3.66mx2.44m)

Fitted with a modern range of wall and base units, stainless steel sink unit with mixer tap and drainer, integrated oven, hob, extractor fan, space for fridge freezer, plumbing for an automatic washing machine, plumbing for dishwasher, central heating radiator and upvc window.

Landing

With access to loft space, storage cupboard and central heating radiator.

Bedroom One

13'7x8'4 (max measurements) (4.14mx2.54m (max measurements))

With wood effect flooring, central heating radiator and upvc window.

En-Suite

With shower cubicle, wash hand basin, wc, extractor fan and central heating radiator.

Bedroom Two

8'4x10'1 (max measurements) (2.54mx3.07m (max measurements))

With a range of fitted wardrobes, wood effect flooring, central heating radiator and upvc window.

Bedroom Three

8'8x6'2 (2.64mx1.88m)

With wood effect flooring, central heating radiator and upvc window.

Bathroom/WC

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, wc, extractor fan, central heating radiator and upvc window.

Externally

To the front of the property is an easy to maintain garden, whilst to the rear there is a good sized enclosed garden with patio and gives access to a single garage and driveway.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1899.20 pa

Energy Rating: TBC



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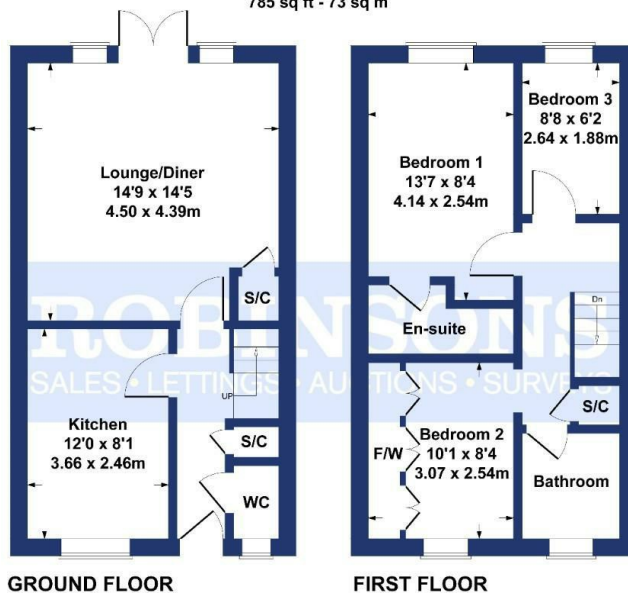
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Swan Walk, Spennymoor

Approximate Gross Internal Area
785 sq ft - 73 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. 2024

Energy Efficiency Rating	
Current	Potential
83	95

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

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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
DL16 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.

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