



Edison Drive, Spennymoor, DL16 7UW
2 Bed - House - Semi-Detached
£135,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to bring to the market this STUNNING TWO BEDROOMED SEMI DETACHED HOME, pleasantly positioned within the ever popular, family orientated area of Merrington Park, Spennymoor. This immaculate property has been exceptionally well maintained throughout and would make an ideal purchase for first time buyers, young families or professional couples. Conveniently located close to a range of local amenities within Spennymoor, the property also enjoys excellent access to major road networks and bus routes, making it ideal for commuters. Further benefits include GAS CENTRAL HEATING and DOUBLE GLAZING THROUGHOUT. This beautifully presented home is deceptively spacious and is sure to attract a high level of interest, therefore early viewing is highly recommended.

The internal accommodation briefly comprises: ENTRANCE VESTIBULE, a COSY LOUNGE, and a SPACIOUS KITCHEN/DINER, along with a convenient GROUND FLOOR WC. To the first floor there is a GENEROUS SIZED MASTER BEDROOM with built in storage, a second well proportioned bedroom and a MODERN FAMILY BATHROOM. Externally, the property benefits from a BEAUTIFUL ENCLOSED REAR GARDEN, ideal for outdoor relaxation, and ALLOCATED PARKING.

EPC Rating: B
Council Tax Band: B

Entrance Vestibule

With central heating radiator.

Lounge

13'x11'6 (3.96mx3.51m)

With radiator, upvc window and stairs leading to the first floor.

Kitchen/Dining Room

12'8x11'6 (3.86mx3.51m)

Fitted with a modern range of wall and base units, integrated oven, hob, extractor fan, stainless steel sink unit with mixer tap and drainer, plumbing for an automatic washing machine, space fridge freezer, spot lights to ceiling, storage cupboard, space for dining table and french doors leading to rear.

WC

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

First Floor

Landing

with central heating radiator and access to loft.

Bedroom 1

12'9x9'3 (3.89mx2.82m)

With storage cupboard, central heating radiator and upvc window.

Bedroom 2

13'x7'5 (3.96mx2.26m)

With central heating radiator and upvc window.

Bathroom

6'4x6' (1.93mx1.83m)

Three piece suite comprising panelled bath with shower over, wash hand basin, wc, extractor fan and central heating radiator.

Externally

To the front elevation is an easy to maintain fore court, whilst to the rear there is a good sized enclosed garden with patio area which leads to a parking bay.

Agents Notes

Council Tax Band B - Approx £ 2,077.79 P.A

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

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>

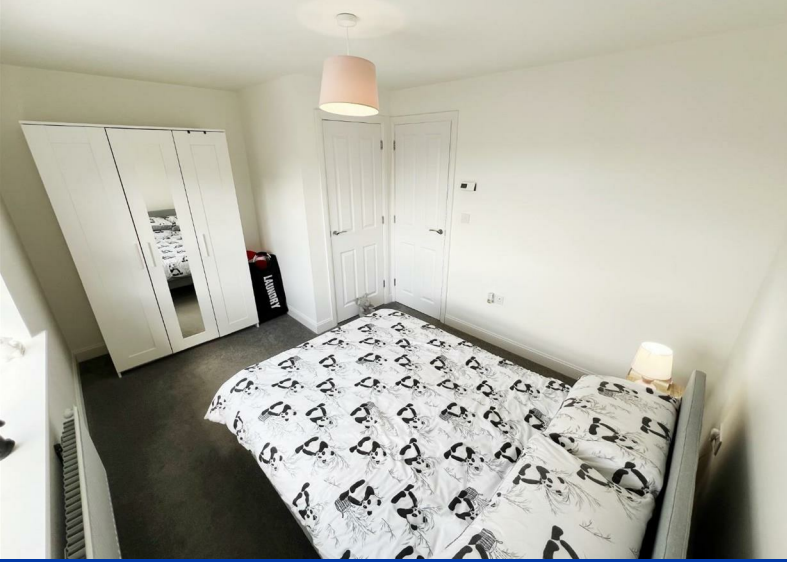
Protected Trees – None known

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		97
(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	

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@robinsonswynyrd.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