



**Mossmere, Spennymoor, DL16 6XL**  
**3 Bed - House - Detached**  
**£179,950**

**ROBINSONS**  
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Robinsons are delighted to offer to the market an excellent opportunity to acquire this THREE BEDROOMED EXTENDED DETACHED HOUSE. This stunning property has been a very well cared for home for many years & would be the perfect opportunity for the family looking to acquire a 'move-in ready' residence within a popular, family orientated location. This prefect family home would be an ideal purchase for a variety of purchasers including the FIRST TIME BUYER and FAMILY. This property is located in this quiet and sought after cul-de-sac of Mossmere on the ever popular Greenways development being within a short walk of Spennymoor Town centre, local amenities and bus routes, the property is within good commuting distance to all major road links leading to Durham & Teesside Viewing comes highly recommended. The property also benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; entrance hallway, ground floor W/C, spacious open plan lounge/dining room, fitted kitchen and sun room extension. To the first is a landing area which gives access to three good sized bedrooms and family shower room. Externally to the front elevation there is a easy to maintain garden and long driveway which leads to the garage, while to the rear there is a pleasant, private and easy to maintain garden as well as a good sized side garden. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating C  
Council Tax Band C

#### **Hallway**

Stylish flooring, radiator, stairs to the first floor, storage cupboard x 2.

#### **W/C**

W/C, wash hand basin, uPVC window, radiator, stylish flooring.

#### **Lounge**

**15'6 x 10'7 (4.72m x 3.23m)**

Stylish flooring, radiator, gas fire and surround.

#### **Sunroom**

**9'9 x 9'2 max points (2.97m x 2.79m max points)**

UPVC windows, French doors leading to the rear.

#### **Dining Room**

**10'8 x 9'0 (3.25m x 2.74m)**

Stylish flooring, radiator, uPVC window.

#### **Kitchen**

**10'6 x 8'9 (3.20m x 2.67m)**

Wall and base units, sink with mixer tap and drainer, plumbed for washing machine, radiator, tiled splashbacks, uPVC windows, electric cooker point, extractor fan, radiator.

#### **Landing**

UPVC windows, loft access, airing cupboard.

#### **Bedroom One**

**12'8 x 8'7 (3.86m x 2.62m)**

UPVC windows, radiator, stylish flooring, fitted wardrobes.

#### **Bedroom Two**

**10'5 x 9'0 (3.18m x 2.74m)**

UPVC windows, radiator, stylish flooring.

#### **Bedroom Three**

**8'6 x 8'6 (2.59m x 2.59m)**

Fitted wardrobes, radiator, uPVC windows.

#### **Shower Room**

Walk in shower cubicle, wash hand basin, w/c, chrome towel radiator, uPVC window, tiled splashbacks.

#### **Externally**

To the front elevation, there is an easy to maintain garden and double length driveway leading to a detached garage, which leads to the rear easy to maintain enclosed garden/patio.

#### **Garage**

**17'0 x 8'1 (5.18m x 2.46m)**

Power and lighting.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

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

£2,170.51 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.



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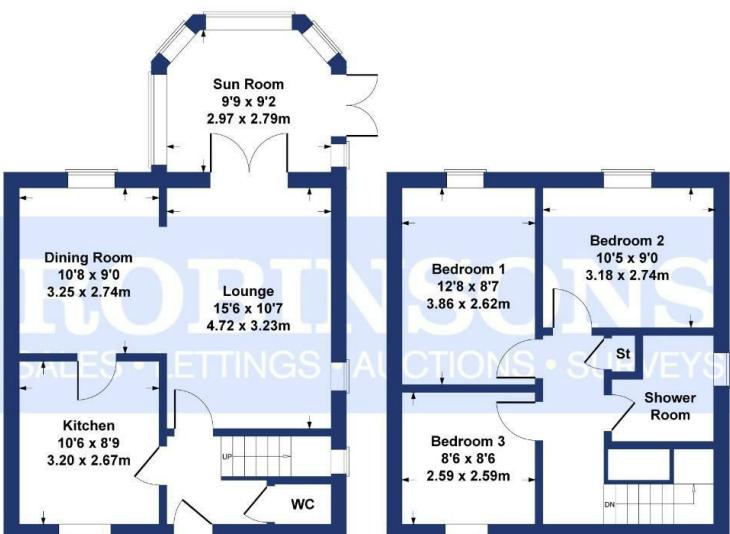
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Mossmere**

Approximate Gross Internal Area  
973 sq ft - 90 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (99 plus)	A	82
(98-91)	B	
(90-80)	C	
(75-64)	D	
(69-54)	E	
(54-39)	F	
(39-20)	G	
Not energy efficient - higher running costs (20 plus)		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (99 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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