



Marmaduke Street, Spennymoor, DL16 6DN

2 Bed - House

£119,950

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Robinsons are pleased to offer for sale an OUTSTANDING TWO BEDROOM SEMI DETACHED HOUSE, which stands on an extensive plot with the benefit of large enclosed gardens, recent rewire, new heating system, making this lovely property a perfect first time buyer property. Marmaduke Street is located in a popular residential area close to Spennymoor Town Centre, where there are an excellent range of shopping and leisure facilities. The property is also ideal for the commuter being close to the A1 and A19, which provides good road links to other parts of the region. Presented in immaculate and decorative order throughout with the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. The current vendors have carried out many excellent improvements and an internal inspection is highly recommended to appreciate the property fully. A particular feature of the property is large rear garden and stylish kitchen and bathroom.

In brief the property comprises of; entrance vestibule, large lounge with feature uPVC window, open plan kitchen / Dining room. To the first floor is a landing area which gives access to two good sized bedrooms and lovely family bathroom. Externally to the front elevation, the property has the added bonus of a well presented forecourt. While to the rear there is a large and enclosed garden and patio area. EARLY VIEWING IS ADVISED TO AVOID ANY DISSAPOINTMENT.

EPC Rating TBC
Council Tax Band A

Hallway

Radiator, access to lounge.

Lounge

14'9 x 14'6 (4.50m x 4.42m)

UPVC bay window, radiator, storage cupboard, quality flooring.

Kitchen/Dining Room

16'6 x 9'4 (5.03m x 2.84m)

New wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer and dining room table, tiled splashbacks, uPVC window, radiator, new flooring.

Landing

Loft access, new flooring.

Bedroom One

14'9 x 14'7 max points (4.50m x 4.45m max points)

UPVC window, radiator, new flooring.

Bedroom Two

9'5 x 7'8 (2.87m x 2.34m)

UPVC window, radiator, new flooring.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, uPVC window, radiator.

Externally

To the front elevation is an easy to maintain forecourt. While to the rear, there is a good sized garden and a hard standing patio area.

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 A- Approx.

£1,703.96 p.a

Energy Rating: TBC

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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