



Whitworth Meadow, Spennymoor, DL16

7BH

3 Bed - House - Detached

Asking Price £250,000

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Robinsons are delighted to offer the market, situated in a quiet cul-de-sac on a modern and highly sought after residential development this deceptively spacious, well presented and maintained EXTENDED THREE BEDROOM DETACHED HOME. The property in our opinion would make an ideal home for a family and a viewing is highly recommended to avoid disappointment. Whitworth Meadows lies within easy access to local amenities, is within catchment area of local schooling, leisure facilities, transport facilities and Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside. The property is warmed via GAS CENTRAL HEATING and is fitted with UPVC DOUBLE GLAZING throughout the home. The property has been fully REFURBISHED and MODERNIZED via the current occupier.

In brief this stunning home comprise of, Entrance hallway, ground floor W/C, Lounge with feature UPVC BAY WINDOW, STUNNING KITCHEN with integrated appliances and CENTRAL ISLAND, FAMILY ROOM / DINING ROOM, to the first floor is a landing area which gives access to the master bedroom which is a good sized, includes fitted wardrobes and over looks the beautiful rear garden, Bedroom two, bedroom three and stylish and modern shower room. Externally this perfect family home includes a pleasant front lawn and driveway which leads to a detached garage, while to the rear there is a beautiful and large garden with patio areas and useful shed. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT.

Externally

To the front elevation is a lovely garden & long driveway which leads to the single garage, whilst to the rear there is a good sized garden & patio area & useful storage shed.

Hallway

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

W/C

W/C, wash hand basin, tiled flooring & half tiled walls, chrome towel rail, uPVC window.

Lounge

13'8 x 10'9 (4.17m x 3.28m)

Quality flooring, uPVC bay window, stylish electric fire & surround, radiator.

Kitchen

18'6 x 11'8 (5.64m x 3.56m)

Stunning & stylish wall & base units, central island, integrated double oven, hob, extractor fan, washing machine, dish washer, stylish worktops, sink with mixer tap, space for American fridge freezer, spot lights.

Dining Room

19'3 x 10'1 (5.87m x 3.07m)

uPVC window, Velux windows, french doors leading to rear garden.

Landing

uPVC window, loft access, storage cupboard.

Bedroom One

12'10 x 10'7 (3.91m x 3.23m)

uPVC window, radiator, fitted wardrobe.

Bedroom Two

10'0 x 8'9 (3.05m x 2.67m)

uPVC window, fitted wardrobes, radiator, storage cupboard.

Bedroom Three

10'7 x 8'5 max points (3.23m x 2.57m max points)

Quality flooring, radiator, uPVC window, fitted wardrobe.

Shower Room

8'6 x 5'5 (2.59m x 1.65m)

Fully tiled suite with walk in shower cubicle, wash hand basin, W/C, chrome towel rail, uPVC window, extractor fan, spot lights.

Agent notes

Council Tax: Durham County Council, Band D

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – NA

Probate – n/a

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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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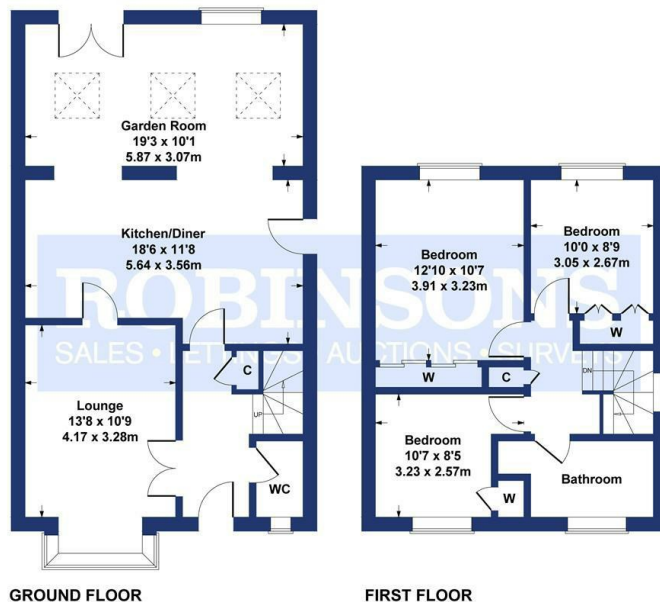
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitworth Meadows

Approximate Gross Internal Area
1187 sq ft - 110 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	84
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@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@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.

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