

Ridgeside, Kirk Merrington, DL16 7HF
3 Bed - House - Semi-Detached
Asking Price £250,000

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Ridgeside
Kirk Merrington, DL16 7HF

Robinsons are delighted to offer to the market this exceptional, fully refurbished three-bedroom semi-detached family home, occupying a generous corner plot with stunning panoramic views across the surrounding countryside. Situated on Ridgeside, North Close, on the outskirts of the highly sought-after village of Kirk Merrington, this impressive property combines modern luxury with spacious family living. Ideally located just two miles from Spennymoor Town Centre, the property enjoys easy access to a range of local amenities, schools, and recreational facilities. It is also perfectly positioned for commuters, with excellent transport links to the A1(M) and A19, providing convenient access to Durham City, Darlington, Teesside, and the wider region.

This remarkable home boasts an abundance of standout features, including breathtaking views, a substantial corner plot, a beautifully appointed contemporary kitchen, a luxurious family bathroom, spacious gardens, UPVC double glazing, gas central heating, a garage, and ample off-road parking. Properties finished to such a high standard rarely come to the market, making early viewing essential to fully appreciate everything on offer. The accommodation briefly comprises: entrance porch, welcoming hallway, spacious lounge, stunning open-plan kitchen and dining room finished to an exceptional standard, and a practical utility room. To the first floor are three well-proportioned bedrooms, with Bedroom Two enjoying particularly attractive open views, while a stylish and luxurious family bathroom completes the accommodation.

Externally, the property continues to impress with a driveway leading to the garage, an attractive low-maintenance front garden, and extensive gardens that wrap around the side elevation and extend to the generous rear garden, providing excellent outdoor space for families and entertaining alike.

A truly outstanding family home in a desirable location. Early viewing is highly recommended.































Porch
Electric radiator

Hallway
Tiled flooring, storage cupboard, radiator, stairs to first floor.

Lounge
13'7 x 13'0 (4.14m x 3.96m)
Quality flooring, Upvc window and multi fuel stove and surround,

Kitchen / Diner
20'9 x 9'4 (6.32m x 2.84m)
Stunning wall and base units, integrated oven, hob, extractor fan, dishwasher, coffee machine, space for American fridge / freezer, large Belfast sink with mixer tap, tiled flooring, radiator, central island, quarts worktops with matching splash backs, spot lights, Upvc window, sliding Upvc door leading to rear and to complete the kitchen it enjoys a stunning outlook.

Utility room
9'5 x 9'5 (2.87m x 2.87m)
Stunning wall and base units, plumbed for washing machine, space for tumble dryer, Upvc window, tiled flooring, quarts worktops with inset sink & mixer tap, storage cupboard and access to the garage.

Landing
Quality flooring, Upvc window

Bedroom One
12'1 x 11'6 (3.68m x 3.51m)
Quality flooring, Upvc window, radiator.

Bedroom Two
11'6 x 10'1 max points (3.51m x 3.07m max points)
Quality flooring, Upvc window, fitted wardrobes, radiator and stunning views.

Bedroom Three
8'8 x 8'0 (2.64m x 2.44m)
Quality flooring, Upvc window, radiator.

Family Bathroom
Stunning four piece suite which incudes a beautiful free standing bath, walk in shower, wash hand basin, w/c, fully tiled, heated towel rail, spot lights, extractor and two Upvc windows.

Externally
To the front elevation, there is a driveway, garage and easy to maintain garden which wraps around the side of the property and leads to the rear garden which enjoys a beautiful outlook.

Agents Notes
Council Tax: Durham County Council, Band C
Tenure: TBC

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


SHE IS
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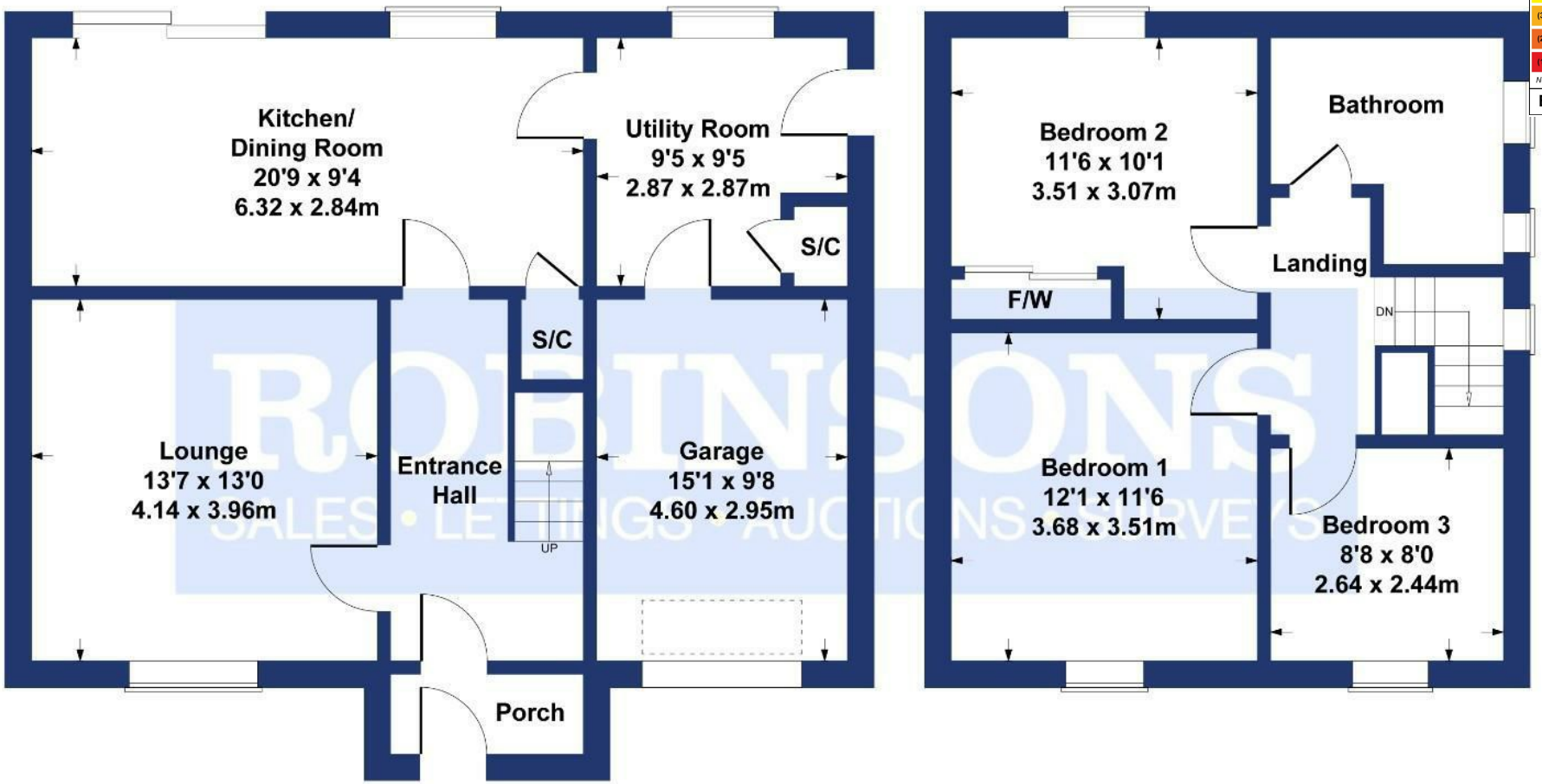




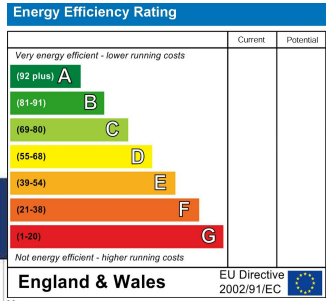


Ridgeside

Approximate Gross Internal Area
1248 sq ft - 116 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. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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