





Hopkinson Place, Kirk Merrington, DL16 7JJ

2 Bed - House - Mid Terrace

£115,000

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Robinsons are delighted to offer to the market this fantastic opportunity to purchase a SPACIOUS and WELL PRESENTED TWO BEDROOM MID TERRACE HOME, ideally situated in the heart of the ever-popular village of Kirk Merrington.

The property enjoys a convenient location within walking distance of the highly regarded Kirk Merrington Primary School and is just a short drive from Spennymoor Town Centre, where a wide range of shops, amenities, leisure facilities and local services can be found. The property is also ideally positioned for commuters, offering excellent transport links to Durham City Centre, Darlington and Teesside, with the A1(M) and A19 easily accessible.

The accommodation briefly comprises: ENTRANCE HALLWAY, SPACIOUS LOUNGE and FITTED KITCHEN to the ground floor. To the first floor are TWO GOOD SIZED BEDROOMS and a FAMILY BATHROOM/WC.

Given the property's desirable location, generous outdoor space and the fact that homes of this style rarely come to the market in Kirk Merrington, early viewing is strongly recommended to avoid disappointment.

EPC Rating: D
Council Tax Band: A

Lounge
17'2x10'9 (5.23mx3.28m)
With quality flooring, central heating radiator, upvc window and stairs leading to the first floor.

Kitchen
17'1x6'8 (5.21mx2.03m)
Fitted with a range of well presented wall and base units, stainless steel sink unit wit mixer tap and drainer, tiled splash backs, integrated oven, hob, extractor fan, breakfast bar, tiled flooring, plumbing for automatic washing machine, central heating radiator, upvc window and access to rear.

First Floor

Landing
With quality flooring and upvc window.

Bedroom 1
11'1x10'3 (max) (3.38mx3.12m (max))
With feature fire and surround, quality flooring, central heating radiator and upvc window.

Bedroom 2
8'7x7'8 (2.62mx2.34m)
With fitted wardrobes, quality flooring, central heating radiator and upvc window.

Bathroom
6'x5'8 (1.83mx1.73m)
White suite with panelled bath, shower over, wash hand basin, wc, extractor fan, central heating radiator and upvc window.

Externally
To the front of the property is a large garden, while to the rear there is an enclosed yard.

Please note: There is a public right of way across the garden

Agents Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold

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 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 – 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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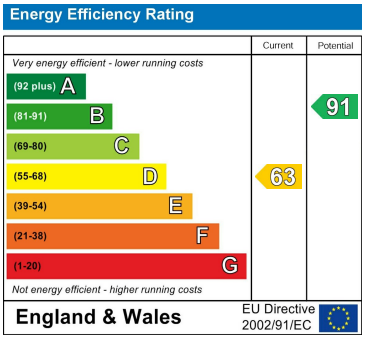
Surveys and EPCs

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.