



**Swan Walk, DL16 7UU**  
**4 Bed - House - Townhouse**  
**Asking Price £184,950**

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Set within the highly desirable Merrington Park development, this beautifully maintained four townhouse offers generous and versatile accommodation arranged over three well-designed floors an ideal home for families seeking both comfort and convenience.

Built by Barratt Homes, the property enjoys a peaceful position with easy access to Spennymoor town centre, well regarded schools, and excellent transport routes connecting to Darlington, Durham, and Teesside.

The ground floor welcomes you with a bright entrance hall complete with a handy cloakroom/WC, leading into a modern kitchen/dining area perfectly suited to everyday living and relaxed entertaining. To the rear, a spacious and cosy lounge features French doors opening onto the garden, creating a lovely indoor-outdoor feel that's perfect during the warmer months.

The first floor offers three generously sized bedrooms and a stylish family bathroom. The top floor is dedicated entirely to an impressive master suite, complete with a contemporary en-suite bathroom, providing a peaceful and private retreat.

Externally, the home benefits from a low-maintenance front forecourt and a sizeable rear garden with a patio area ideal for alfresco dining and family enjoyment. A single garage offers secure parking or extra storage, complemented by a double driveway.

With gas central heating, uPVC double glazing, and a layout designed for modern family life, this attractive home offers superb value in a sought-after location. Early viewing is highly recommended

EPC Rating  
Council Tax Band - C

**Hallway**  
Radiator, stairs to first floor.

**W/C**  
W/C, wash hand basin, extractor fan, radiator.

**Lounge**  
15'1 x 15'7 max point (4.60m x 4.75m max point )  
Upvc windows, radiator, French doors leading to the rear and storage cupboard.

**Kitchen / Dining room**  
18'0 x 8'0 max points (5.49m x 2.44m max points )  
Morden wall and base units, integrated oven, hob, extractor fan, space for fridge and freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for dining room table, Upvc bay window, radiator.

**First floor landing.**  
airing cupboard, stairs to second floor.

**Bedroom Two**  
12'2 x 8'3 (3.71m x 2.51m)  
Upvc windows, radiator.

**Bedroom Three**  
14'3 x 8'3 (4.34m x 2.51m )  
Upvc windows, radiator.

**Bedroom Four**  
8'9 x 6'3 (2.67m x 1.91m )  
Upvc windows, radiator.

**Bathroom**  
White panelled bath, wash hand basin, W/C, Upvc windows, radiator, extractor fan, tiled splash backs.

**Second floor landing**  
Storage cupboard, radiator.

**Bedroom One**  
26'8 x 11'3 (8.13m x 3.43m)

Velux window, fitted wardrobes, radiator.

**Ensuite**

Shower cubicle, wash hand basin, W/C, Upvc windows, radiator, tiled splash backs.

**Externally**

To the front elevation is a easy to maintain garden, while to the rear there is a good sized garden and patio, the property also has the bonus of a garage and long driveway which is located close by.

**Agent Notes.**

Council Tax: Durham County Council, Band C  
Tenure: Freehold

Property Construction – Standard

Estate Management charge - £12.79 per month / £158.48 approx. PA.

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 – Electric

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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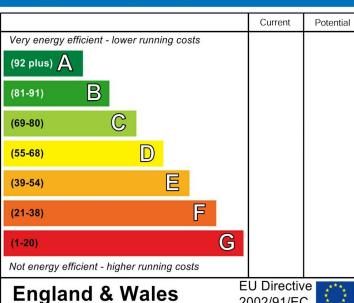
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