



Edison Drive, Spennymoor, DL16 7UW  
3 Bed - House - End Terrace  
Asking Price £149,950

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Robinsons are pleased to present this stunning three-bedroom end of terrace family home located on Edison Drive in the desirable Merrington Park development, just on the outskirts of Spennymoor. This property is a true credit to its owner, showcasing style and class throughout, making it an ideal choice for a variety of buyers, including first-time purchasers and families alike.

The home is conveniently positioned within half a mile of Spennymoor town centre, providing easy access to local schools, amenities, and bus routes. Upon entering, you are welcomed by an inviting entrance hall that leads to a cloakroom/WC and a comfortable lounge, perfect for relaxation. The heart of the home is undoubtedly the superb kitchen/diner, which features French doors that open onto a beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a lovely en-suite bathroom, adding a touch of luxury. The family bathroom is also well presented, ensuring that all your needs are met.

Externally, the property boasts a generous block-paved driveway to the front, providing ample off-street parking. The larger than average enclosed garden at the rear features a patio area, ideal for entertaining or enjoying a quiet evening outdoors.

This home benefits from UPVC double glazing and gas central heating, ensuring comfort and efficiency throughout the year. Viewing is essential to fully appreciate the accommodation and the lifestyle this property offers. Don't miss the opportunity to make this beautiful house your new home.

EPC Rating B  
Council Tax Band B

### Hallway

quality flooring, radiator, stairs to first floor.

### W/C

W/C, wash hand basin, quality flooring, extractor fan radiator.

### Lounge

16 x 11'8 max points (4.88m x 3.56m max points )

Quality flooring, radiator, Upvc window, tastefully decorated.

### Kitchen / Diner

15'1 x 10'5 (4.60m x 3.18m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap, plumbed for washing machine, radiator, space for fridge freezer, uPVC window, quality flooring, French doors leading to the rear, storage cupboard.

### Landing

Loft access, radiator, storage cupboard.

### Bedroom One

13'7 x 8'5 (4.14m x 2.57m )

UPVC window, radiator, fitted wardrobes.

### Ensuite

Shower cubicle, wash hand basin, w/c, extractor fan, radiator, tiled splash backs.

### Bedroom Two

10'1 x 8'5 (3.07m x 2.57m )

UPVC window, radiator, fitted wardrobes.

### Bedroom Three

8'7 x 6'2 (2.62m x 1.88m )

UPVC window, radiator.

### Bathroom

White panelled bath, wash hand basin, w/c, uPVC window, extractor fan, tiled splashbacks.

### Externally

To the front elevation, there is two parking bays. While to the rear, there is a beautiful landscaped enclosed garden and stylish patio area.

### Agent Notes

Council Tax: Durham County Council, Band B

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 – 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

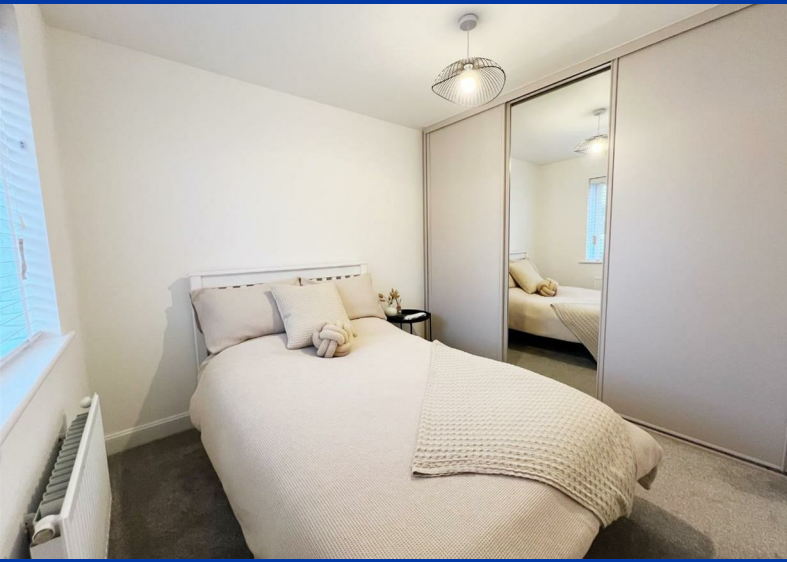
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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