



Watson Park, Spennymoor, DL16 6NB
3 Bed - House - Detached
£215,000

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Robinsons are delighted to offer to the market this ATTRACTIVE DOUBLE FRONTED THREE BEDROOM DETACHED HOUSE which is located on the ever popular Durham Gate development and a stones throw from Spennymoor Town centre, local shops, schools and amenities. Ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. We highly recommend viewing this comfortable well presented home which provides ideal living accommodation for a variety of purchasers including the family and first time buyers. The property benefits from spacious living throughout, stylish kitchen and bathrooms, driveway, garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, spacious LOUNGE, ATTRACTIVE SPACIOUS KITCHEN/ DINING ROOM with a good range of wall and base units with integrated appliances, whilst to the first floor THREE well-proportioned BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. Externally to the front elevation is an easy to maintain pebbled area and driveway which leads to a garage. To the rear, there is a good sized and well presented garden and stylish patio area. In more detail the accommodation comprises of;

EPC Rating C
Council Tax Band D

Hallway

Radiator, stairs to first floor, storage cupboard.

W/C

W/C, wash hand basin, radiator, uPVC window, tiled flooring.

Lounge

10'0 x 19'0 (3.05m x 5.79m)

UPVC window, radiator, french doors leading to the garden.

Kitchen/Diner

10'0 x 19'0 (3.05m x 5.79m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine and dishwasher, space for fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashbacks, uPVC windows, radiator, space for dining room table.

Landing

Radiator, uPVC window, storage cupboard, loft access.

Bedroom One

19'0 x 11'0 (5.79m x 3.35m)

UPVC windows, radiator.

En-suite

Shower cubicle, wash hand basin, W/C, tiled flooring, radiator, uPVC window.

Bedroom Two

10'0 x 11'0 (3.05m x 3.35m)

UPVC windows, radiator.

Bedroom Three

8'0 x 10'0 (2.44m x 3.05m)

UPVC window, radiator.

Bathroom

White panelled bath, wash hand basin, W/C, tiled flooring, splashbacks, uPVC window, radiator, extractor fan.

Externally

To the front elevation there is an easy to maintain garden. To the side of the property there is a lovely enclosed garden. The property also has the benefit of a driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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Watson Park

Approximate Gross Internal Area
1064 sq ft - 99 sq m
(Excluding Garage)



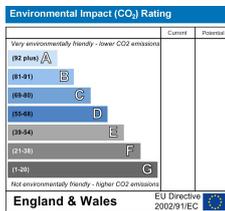
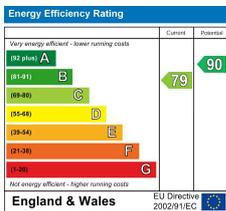
GROUND FLOOR

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. 2024



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