

Spruce Court, DL16 7XZ
3 Bed - House - Detached
£175,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this well presented THREE BEDROOM DETACHED HOUSE which is located within a sought after attractive cul-de-sac and is ideally positioned for access to nearby Spennymoor Town centre, local schools, bus routes, amenities and is ideal for a commuter travelling to nearby Durham City, Darlington and Teesside with the A1 being less than a ten minute drive. In good decorative order throughout the property, it offers excellent family sized accommodation with the benefit of GAS CENTRAL HEATING & UPVC DOUBLE GLAZING.

The accommodation briefly comprises of an ENTRANCE HALL, OPEN PLAN LOUNGE / DINING ROOM, MORDEN WHITE FITTED KITCHEN with integrated dishwasher. To the first floor, there is a landing area which gives access to THREE GOOD SIZED BEDROOMS, MASTER BEDROOM with EN-SUITE and FAMILY BATHROOM. Externally there is an OPEN PLAN FRONT GARDEN, BLOCK PAVED DRIVEWAY leading to garage and a good sized enclosed REAR GARDEN with PAVED PATIO AREA.

Council Tax Band - C
EPC Rating - TBC

Porch

Quality flooring and central heating radiator.

Lounge/Diner

23'1 x 10'8 (7.04m x 3.25m)

Quality flooring, radiator, stairs to first floor, space for dining room table, sliding doors to the rear.

Kitchen

11'1 x 9'7 max points (3.38m x 2.92m max points)

Modern white wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap and drainer, radiator, uPVC window, quality flooring, spotlights, storage cupboard.

Landing

Radiator, loft access, storage cupboard.

Bedroom One

14'5 x 8' max points (4.39m x 2.44m max points)

UPVC window, fitted wardrobes, radiator, wood effect flooring.

En-Suite

Shower cubicle, wash hand basin, W/C, tiled splashbacks, uPVC window, radiator, spotlights, extractor fan.

Bedroom Two

9'7 x 8'4 (2.92m x 2.54m)

UPVC window, radiator.

Bedroom Three

9'5 x 8'4 (2.87m x 2.54m)

UPVC window, radiator.

Bathroom

Stylish suite with panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, uPVC window, tiled splashbacks, spotlights, extractor fan.

Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage. While to the rear there is a lovely enclosed good sized garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C £2,271.95 p.a

Energy Rating: TBC

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.



OUR SERVICES

Mortgage Advice

Conveyancing

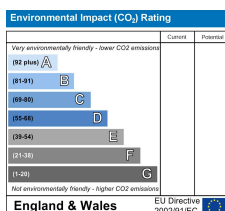
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk