St. Johns Court, Kirk Merrington, DL16 7JU

3 Bed - House - Mid Link Terrace

Asking Price £149,950

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Robinsons are delighted to offer to the market this stunning and substantially extended three-bedroom mid-link home, ideally situated within the heart of the popular village of Kirk Merrington. Perfectly suited to families, the property is approximately a five-minute walk from the highly regarded Kirk Merrington Primary School, while Spennymoor town centre is just a short drive away, offering a wide range of shops, amenities and leisure facilities. The property is also ideally positioned for commuters, with excellent access to Durham City Centre, Darlington and Teesside, while the nearby A1(M) and A19 provide excellent road links throughout the region.

The property offers spacious and versatile accommodation, benefiting from a generous lounge/diner, extended fitted kitchen and extended family bathroom, together with three well-proportioned bedrooms. Further benefits include UPVC double glazing, gas central heating and a single attached garage.

The accommodation briefly comprises: entrance hall, open-plan lounge/diner and extended fitted kitchen to the ground floor. To the first floor are three good-sized bedrooms and an extended family bathroom. Externally, the property enjoys a low-maintenance front garden, while to the rear is a private enclosed garden and patio, providing an excellent space for outdoor dining and entertaining. A single attached garage is also located to the rear.

Properties of this style, size and location rarely come to the market, making this an excellent opportunity for families and buyers seeking a well-positioned home within this sought-after village. Early viewing is strongly recommended to fully appreciate the accommodation, location and potential this impressive property has to offer and to avoid disappointment.

In more detail, the accommodation comprises:

EPC Rating C
Council Tax Band B

Hallway
Radiator, stairs to first floor, two useful storage cupboards.

Lounge / Dining room
23'9 x 11'5 (7.24m x 3.48m)
Electric fire and surround, Upvc Bay window, radiators, space for dining room table, French doors leading to rear.

Kitchen
17'1 x 8'2 (5.21m x 2.49m)
Stunning wall and base units, integrated oven, hob, extractor fan, microwave, washing machine, stainless steel sink with mixer tap and drainer, spot lights, space for fridge / freezer, space for dining room table, Upvc window, tiled splash backing, quality flooring and access to rear.

Landing
Airing cupboard, loft access

Bedroom One
10'4 x 9'2 +robes (3.15m x 2.79m +robes)
Upvc window, radiator, fitted wardrobes

Bedroom Two
11'3 x 9'3 (3.43m x 2.82m)
Upvc window, radiator.

Bedroom Three
7'1 x 6'1 +robes (2.16m x 1.85m +robes)
Upvc window, radiator, fitted wardrobes

Bathroom
11'3 x 8'2 (3.43m x 2.49m)
Large panelled bath, shower cubicle, wash hand basin, W/C, tiled flooring, Upvc windows, radiator.

Externally
To the front elevation lovely green area, while rear there is a patio and garage.

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 – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – vendor advises there is fibre installed to the property 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Staged photo

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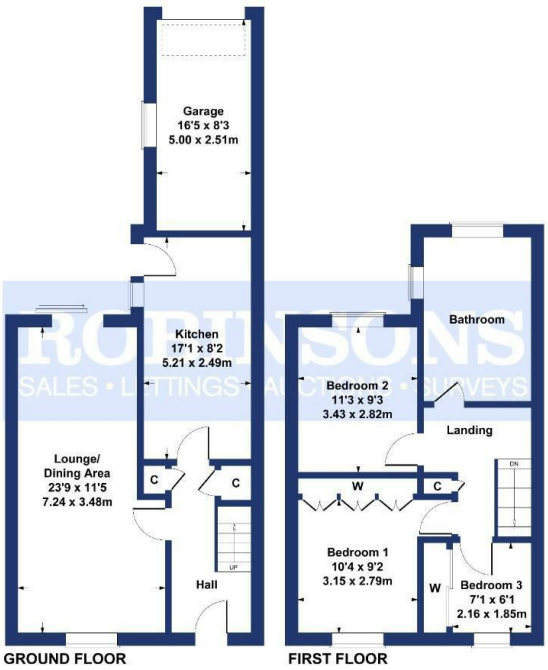
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Johns Court

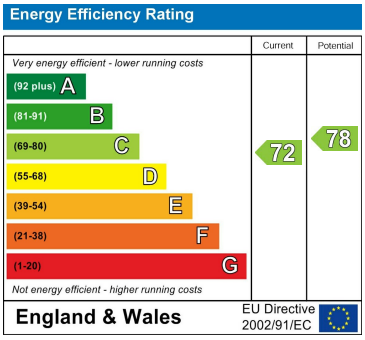
Approximate Gross Internal Area
1000 sq ft - 93 sq m



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. 2026



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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.

RICS

ARLA Association of Residential Letting Agents

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