



Faraday Close, Spennymoor, DL16 7UY
3 Bed - House - Semi-Detached
£165,000

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Robinsons are delighted to offer this SUPERB OPPORTUNITY to acquire this well presented three bedrooomed semi detached family home which is offered to the market in superb order throughout. The property is positioned on an attractive plot making the property appeal to a variety of purchasers from the first time buyers to families. This beautiful home is conveniently situated on the popular Merrington Park development on the outskirts of Spennymoor town centre and local schools, amenities and bus routes lie within a half a mile radius. **VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER** and benefits from UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING.

The property in brief comprises of; ENTRANCE HALL, CLOAKROOM/WC, spacious LOUNGE, separate Dining ROOM, modern KITCHEN with built in appliances, whilst to the first floor is THREE GOOD SIZED BEDROOMS, MASTER with EN-SUITE and fitted wardrobes the FAMILY BATHROOM is also located to the first floor. Externally the property enjoys open plan FRONT GARDENS, REAR south facing GARDENS and GARAGE. In more detail the accommodation comprises of

EPC Rating TBC
Council Tax Band C

Entrance Hall

Staircase to first floor, storage cupboard and single central heating radiator

Cloakroom/WC

UPVC window to front elevation, pedestal wash hand basin, low level wc, chrome effect fittings, tiled splashback and single central heating radiator

Lounge

17'11" x 10'11" (5.46m x 3.33m)

UPVC window to front elevation, uPVC French doors to rear gardens, tv point, two single central heating radiator and bt point

Dining Room

10'8" x 7'8" (3.25m x 2.34m)

UPVC bay window to front elevation and double central heating radiator

Kitchen

17'11" x 11'8" (5.46m x 3.56m)

A range of of wall and base units with contrasting work surfaces, stainless steel one and a half bowl sink with mixer tap, plumbing for automatic washing machine, stainless steel gas hob, stainless steel split level oven, stainless steel splashback, stainless steel chimney style extractor hood, integrated fridge/freezer, storage cupboard, double central heating radiator and uPVC window to rear elevation

First Floor

Landing

UPVC window to rear elevation and single central heating radiator

Bedroom One

14'0" x 10'8" (4.27m x 3.25m)

UPVC window to front elevation, double central heating radiator and a superb range of modern contemporary style wardrobes

En-suite

Pedestal wash hand basin, low level wc, shower cubicle with electric shower, chrome effect fittings, single central heating radiator, extractor fan, part tiled walls and shaver point

Bedroom Two

13'1" x 10'4" (3.99m x 3.15m)

UPVC window to front elevation, single central heating radiator and storage cupboard

Bathroom

Modern white suite comprising of panelled bath, pedestal wash hand basin, low level wc, double central heating radiator, part tiled walls, uPVC window to rear elevation

Bedroom Three

7'7" x 7'3" (2.31m x 2.21m)

UPVC window to rear elevation and double central heating radiator

Externally

To the front of the property there are open plan gardens laid to lawn with a pleasant open aspect, side access leading to south facing rear gardens with lawned area, detached garage with side door and up and over front door.



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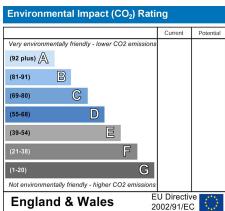
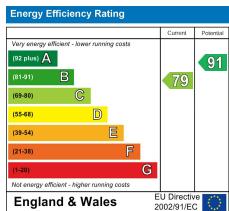
Faraday Close
Approximate Gross Internal Area
1140 sq ft - 106 sq m



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. 2019



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