**Cameron Court, Kirk Merrington, DL16 7FU**
**2 Bed - House - End Terrace**
**Asking Price £155,000**

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Robinsons are delighted to offer to the market this excellent opportunity to acquire a charming and beautifully presented TWO-BEDROOM STONE-BUILT COTTAGE, ideally situated in the heart of the highly sought-after village of Kirk Merrington. This characterful home combines traditional charm with modern living and is perfectly suited to a range of purchasers, including first-time buyers, downsizers and young families alike. This is a 450+ year old stone built character building which has been completely renovated by a respectable developer 2yrs ago, to all current building regulations.

Kirk Merrington is renowned for its strong community feel and excellent local amenities, including the highly regarded Kirk Merrington Primary School, which is just a short walk from the property. Spennymoor town centre is only a brief drive away, offering a wider selection of shops, supermarkets, leisure facilities and other everyday amenities. The property is also ideally positioned for commuters, with excellent transport links to Durham City, Darlington and Teesside, while the nearby A1(M) and A19 provide convenient access throughout the region.

The accommodation briefly comprises a spacious and welcoming lounge, leading through to a stunning open-plan kitchen/dining area, creating an ideal space for both everyday living and entertaining. To the first floor, a pleasant landing provides access to two generously sized bedrooms and a beautifully appointed family bathroom. Externally, the property benefits from two allocated parking spaces and a useful, low-maintenance patio area, perfect for relaxing and enjoying the outdoors. Viewing is highly recommended to fully appreciate the quality, character and location of this delightful village home.

EPC Rating - C
Council Tax Band - B

**Lounge**
21'9 x 16'1 (6.63m x 4.90m)
Quality flooring, Radiator, UPVC window

**Kitchen**
17'1 x 14'2 (5.21m x 4.32m )
Modern wall & base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap & drainer, plumbed for washing machine , space for dryer, feature radiator, spot lights, breakfast bar, UPVC window

**Inner hall**
Feature radiator, stairs to 1st floor, storage cupboard

**Landing**
UPVC window, quality flooring, storage cupboard

**Bedroom one**
14'0 x 12'1 (4.27m x 3.68m )
Quality flooring, radiator, UPVC window

**Bedroom two**
12'1 x 9'0 (3.68m x 2.74m)
Quality flooring, radiator, UPVC window

**Bathroom**
12'8 x 8'6 (3.86m x 2.59m)
White panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, UPVC windows, extractor fan, tiled splash backs

**Externally**
To the rear is two parking bays

**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
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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.

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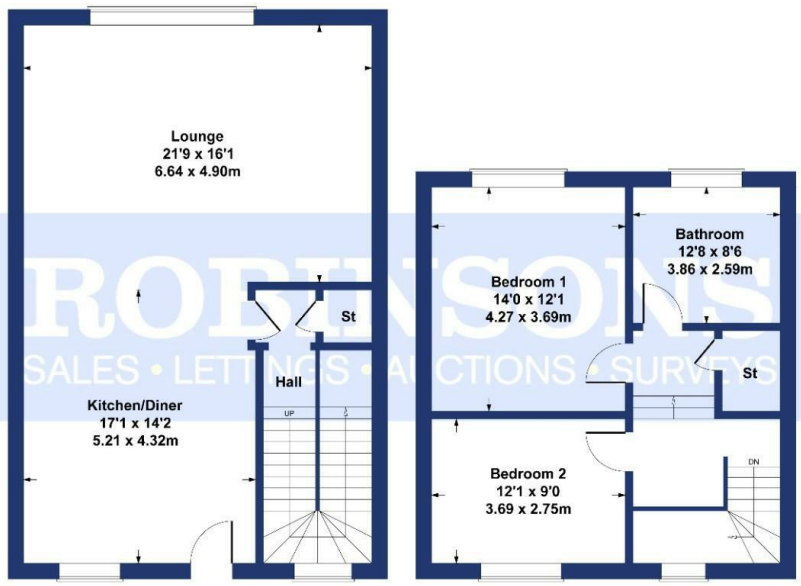
## Cameron Court Kirk Merrington, Spennymoor, DL16 7FU

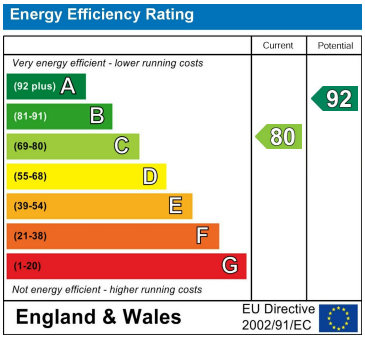
Approximate Gross Internal Area
1249 sq ft - 116 sq m




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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