



Dalton Wynd, DL16 6FP
3 Bed - House - Semi-Detached
£174,950

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***Attention First Time buyers ***

Robinsons are delighted to offer the market this well presented THREE BEDROOM SEMI DETACHED home, situated pleasantly on Dalton Wynd within the highly sought after, family orientated location of Durham Gate. This well proportioned residence is tastefully decorated throughout & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around Spennymoor itself & within excellent commuting distance to all major road networks & bus routes.

The floorplan briefly comprises of - ENTRANCE HALL with staircase to FIRST FLOOR, LOUNGE with stylish feature fire, with French doors overlooking rear GARDEN. Attractive KITCHEN DINER, Ground floor W/C to the FIRST FLOOR, three good sized BEDROOMS, MASTER BEDROOM WITH EN SUITE FACILITIES and FITTED WARDROBES, attractive FAMILY BATHROOM. Whilst externally, to the front elevation there is pleasant and well presented front lawn, while to the rear there is a good sized enclosed garden and patio, which gives rear access to the garage and driveway. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band C

Hallway

Solid wood flooring, feature radiator, storage cupboard, spotlights.

W/C

W/C, wash hand basin, extractor fan.

Lounge

15'5 x 12'1 (4.70m x 3.68m)

Solid wood flooring, media wall with stunning electric fire, uPVC window, spotlights, French doors leading to the rear, feature radiator.

Kitchen

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

Landing

Feature lights, feature radiator, loft access.

Bedroom One

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

UPVC window, radiator, fitted wardrobes.

En-suite

Shower cubicle, wash hand basin, w/c, extractor fan, radiator, uPVC window, spotlights.

Bedroom Two

10'7 x 8'5 (3.23m x 2.57m)

UPVC window, radiator.

Bedroom Three

12'2 x 6'6 max points (3.71m x 1.98m max points)

UPVC window, radiator.

Bathroom

6'6 x 5'5 max points (1.98m x 1.65m max points)

White panelled bath, wash hand basin, tiled splashbacks, w/c, extractor fan.

Externally

To the front elevation, there is an easy to maintain garden. While to the rear, there is a lovely enclosed garden and patio, which gives access to the rear of the garage and driveway.



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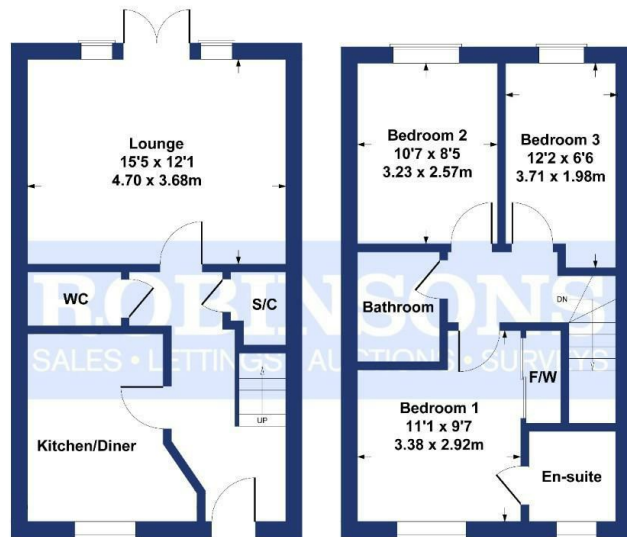
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dalton Wynd

Approximate Gross Internal Area
828 sq ft - 77 sq m



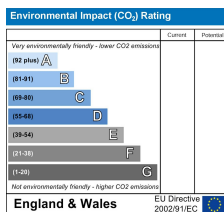
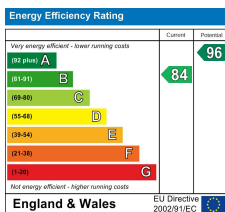
GROUND FLOOR

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. 2023



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