



Watson Park, Spennymoor, DL16 6NB
2 Bed - House - Mid Terrace
Asking Price £125,000

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Robinsons are delighted to bring to the market this beautifully presented two-bedroom mid-terrace home, ideally suited to first-time buyers or a small family. Situated on the ever-popular Durham Gate development, the property enjoys a convenient location close to a range of local shops, schools, and amenities within Spennymoor Town Centre. It is also ideally positioned for commuters, offering excellent transport links to Durham City, Darlington, Teesside, and the wider region via the nearby A1 and A19.

The accommodation briefly comprises: an entrance hallway, cloakroom/WC, spacious lounge, and a modern kitchen/breakfast room fitted with a range of attractive white units and integrated cooking facilities. French doors provide access to and views over the rear garden.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from en-suite facilities, along with a contemporary family bathroom.

Externally, the property features a small front garden and an enclosed, low-maintenance rear garden which enjoys sunlight for much of the day. There is also the added benefit of allocated parking.

EPC Rating: C
Council Tax Band: B

Hallway

Wood effect flooring, radiator, stairs to the first floor.

W/C

W/C, wash hand basin, wood effect flooring, uPVC window, radiator.

Lounge

13'9 x 10'0 (4.19m x 3.05m)

UPVC window, quality flooring, radiator, storage cupboard.

Kitchen / Diner

13'9 x 7'9 (4.19m x 2.36m)

White wall and base units, integrated oven, gas hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer and dining room table, uPVC window, radiator, wood effect flooring, French doors leading to the rear.

Landing

Quality flooring, access to the bedrooms and bathroom.

Bedroom One

12'2 x 9'9 (3.71m x 2.97m)

Quality flooring, uPVC window, storage cupboard.

Ensuite

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

Bedroom Two

9'7 x 6'8 (2.92m x 2.03m)

Quality flooring, uPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, w/c, tiled surround, uPVC window, radiator.

Externally

To the front elevation, there is an easy to maintain forecourt. While to the rear, there is a good sized well presented garden. The property also benefits from a parking bay.

Agents Notes

Council Tax: Durham County Council, Band -B

Tenure: Freehold

Estate Management Charge – TBC

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Water - Metered

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 – 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 – NA

Probate – n/a

Rights & Easements – None known, check with seller

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 – check with seller

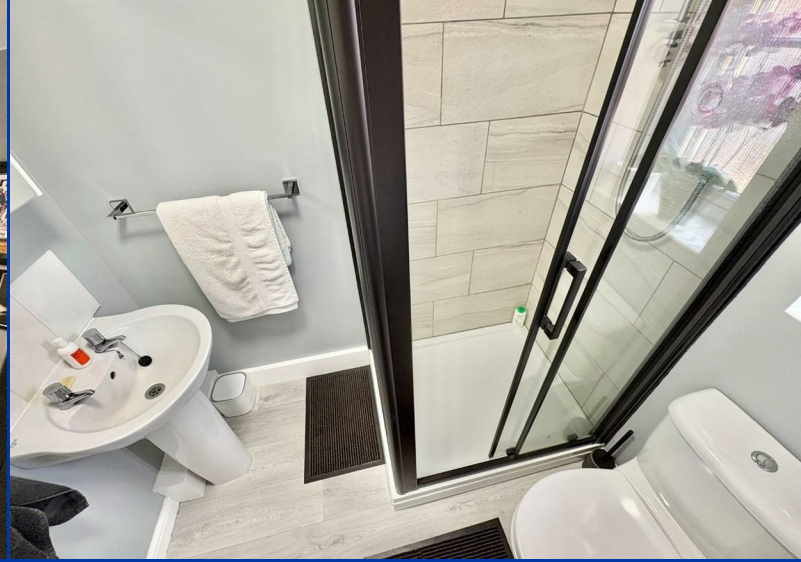
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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 £60 including VAT per individual purchaser applies for carrying out these checks.



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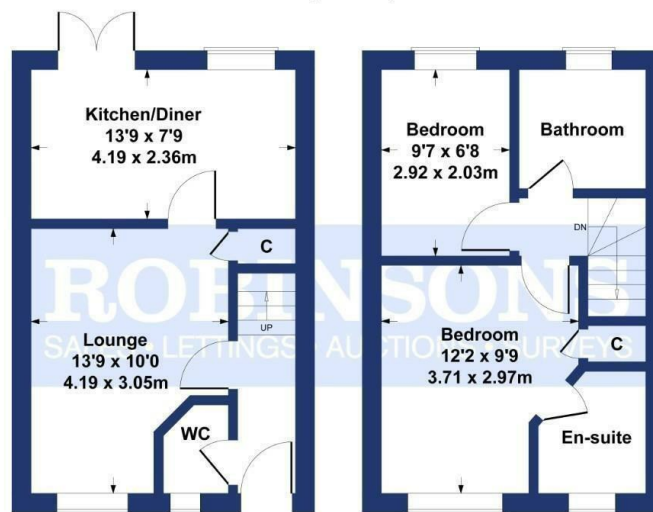
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Watson Park Spennymoor

Approximate Gross Internal Area
605 sq ft - 56 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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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.



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