



Birch Park Avenue, Spennymoor, DL16 6NU
4 Bed - House - Detached
£209,950

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Robinsons are delighted to offer to the market this ATTRACTIVE FOUR BEDROOM DETACHED HOME built by Taylor Wimpey and located on the popular Durham Gate development. Superbly located for access to nearby Spennymoor town centre, local shops and amenities and would be ideally suited to the commuter travelling to nearby Darlington, Durham or Teesside. The property benefits from recently fitted kitchen, modern bathroom, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, LARGE REAR GARDEN, OFF ROAD PARKING AND GARAGE.

Briefly comprises of; LARGE ENTRANCE HALL, CLOAKROOM W/C, spacious LOUNGE and ATTRACTIVE KITCHEN/BREAKFAST ROOM. To the first floor FOUR WELL PROPORTIONED BEDROOMS, MASTER with EN-SUITE FACILITIES and a FAMILY BATHROOM. Externally the property enjoys an easy to maintain garden and long driveway which leads to a detached garage. While to the rear, there is a large garden and patio area. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band D

Hallway

Stylish flooring, radiator, stairs to first floor, storage cupboard.

W/C

Stylish flooring, radiator, W/C, wash hand basin, extractor fan.

Lounge

14'2 x 12'9 (4.32m x 3.89m)

Grey wood effect flooring, uPVC window, radiator.

Kitchen/Diner

20'0 x 10'9 (6.10m x 3.28m)

Modern wall and base units, stylish worktops, inset sink with mixer tap and drainer, integrated oven, hob, extractor fan, dishwasher, tiled splashbacks, stylish flooring, radiator, uPVC window, french doors leading to the rear garden, space for dining room table and fridge freezer.

Utility Room

6'9 x 4'6 max points (2.06m x 1.37m max points)

White wall and base units, plumbed for washing machine, tiled splashbacks, extractor fan, radiator.

Landing

Loft access, quality flooring, radiator, storage cupboard.

Bedrooms One

12'0 x 12'0 max points (3.66m x 3.66m max points)

UPVC window, Radiator.

En-suite

Double shower cubicle, wash had basin, W/C, extractor fan, radiator.

Bedroom Two

11'4 x 12'0 max points (3.45m x 3.66m max points)

UPVC, radiator, quality flooring.

Bedroom Three

9'0 x 7'3 (2.74m x 2.21m)

UPVC window, radiator, quality flooring.

Bedroom Four

9'0 x 7'3 (2.74m x 2.21m)

UPVC window, radiator, quality flooring.

Bathroom

6'6 x 6'3 (1.98m x 1.91m)

White panelled bath, wash hand basin, tiled splashbacks, W/C, extractor fan, radiator.

Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage. While to the rear, there is a good sized garden and patio area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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Birch Park Avenue

Approximate Gross Internal Area
1217 sq ft - 113 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		79	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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