



Woodward Road, Merrington Park, DL16 7US  
4 Bed - House - Semi-Detached  
£190,000

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# Woodward Road Merrington Park, DL16 7US

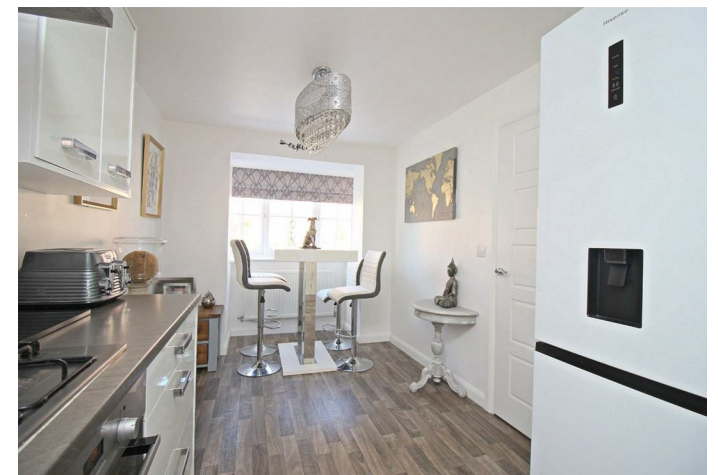
## \* SPACIOUS FOUR BEDROOM FAMILY HOME \*

Situated on the sought-after Merrington Park development, this impressive townhouse offers exceptional space across three floors, ideal for growing families. Built by Barratt Homes, the home enjoys a quiet yet convenient position with easy access to Spennymoor town centre, local schools, and excellent transport links to Darlington, Durham and Teesside.

On arrival, you're welcomed into a spacious entrance hall with a useful cloakroom/WC and a stylish kitchen/dining room, ideal for everyday use and entertaining. To the rear sits a bright and airy lounge with French doors that open out to the garden, creating a seamless flow of space perfect for relaxing and enjoying the warmer months.

The first floor provides three well-proportioned bedrooms along with a stylish family bathroom, while the top floor is dedicated entirely to a large and private master bedroom complete with modern en-suite – a true retreat.

Externally, the home features a neat, low-maintenance front forecourt and a good-sized rear garden with patio area, perfect for outdoor dining and enjoying the warmer months. A single garage offers secure parking or additional storage. There is a driveway for parking. With gas central heating, uPVC double glazing throughout, and a layout designed for modern family life, this home delivers excellent value in a popular location. Early viewing is highly recommended.



















## GROUND FLOOR

Hallway

Downstairs WC

Lounge

15'8" x 14'11" (4.78 x 4.57)

Kitchen / Dining Room

17'5" x 8'0" (5.33 x 2.44)

## FIRST FLOOR

Landing

Bedroom Two

14'2" x 8'2" (4.32 x 2.49)

Bedroom Three

12'2" x 8'2" (3.71 x 2.49)

Bedroom Four

8'9" x 6'3" (2.67 x 1.91)

Bathroom

## SECOND FLOOR

Landing

Bedroom One

26'8" x 11'3" (8.15 x 3.43)

En-Suite

Externally

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

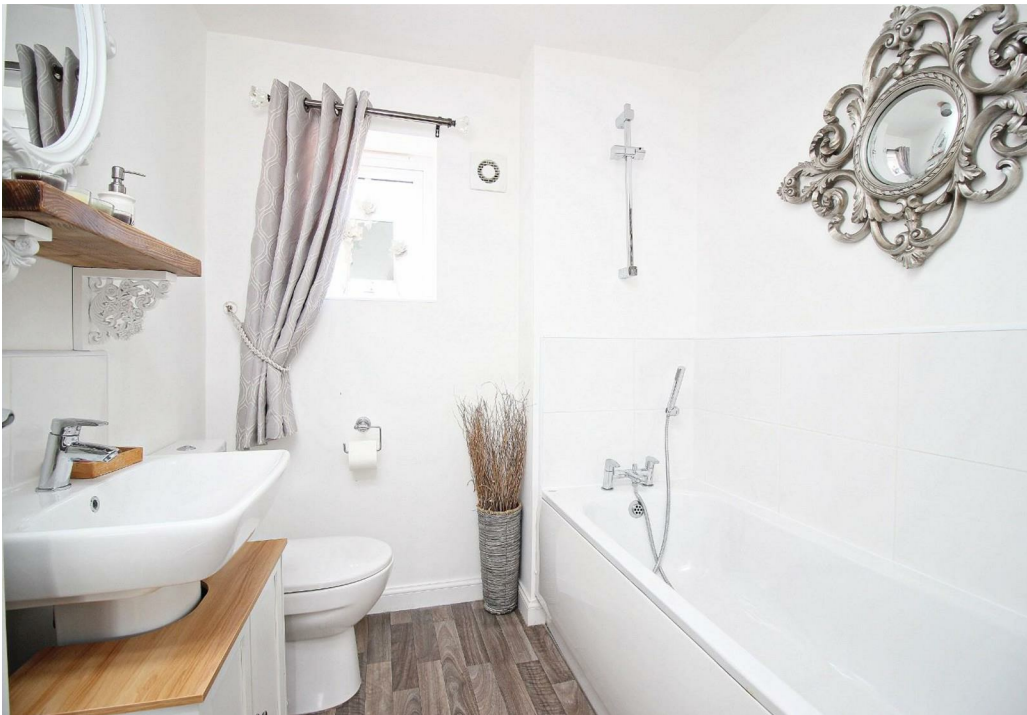
Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

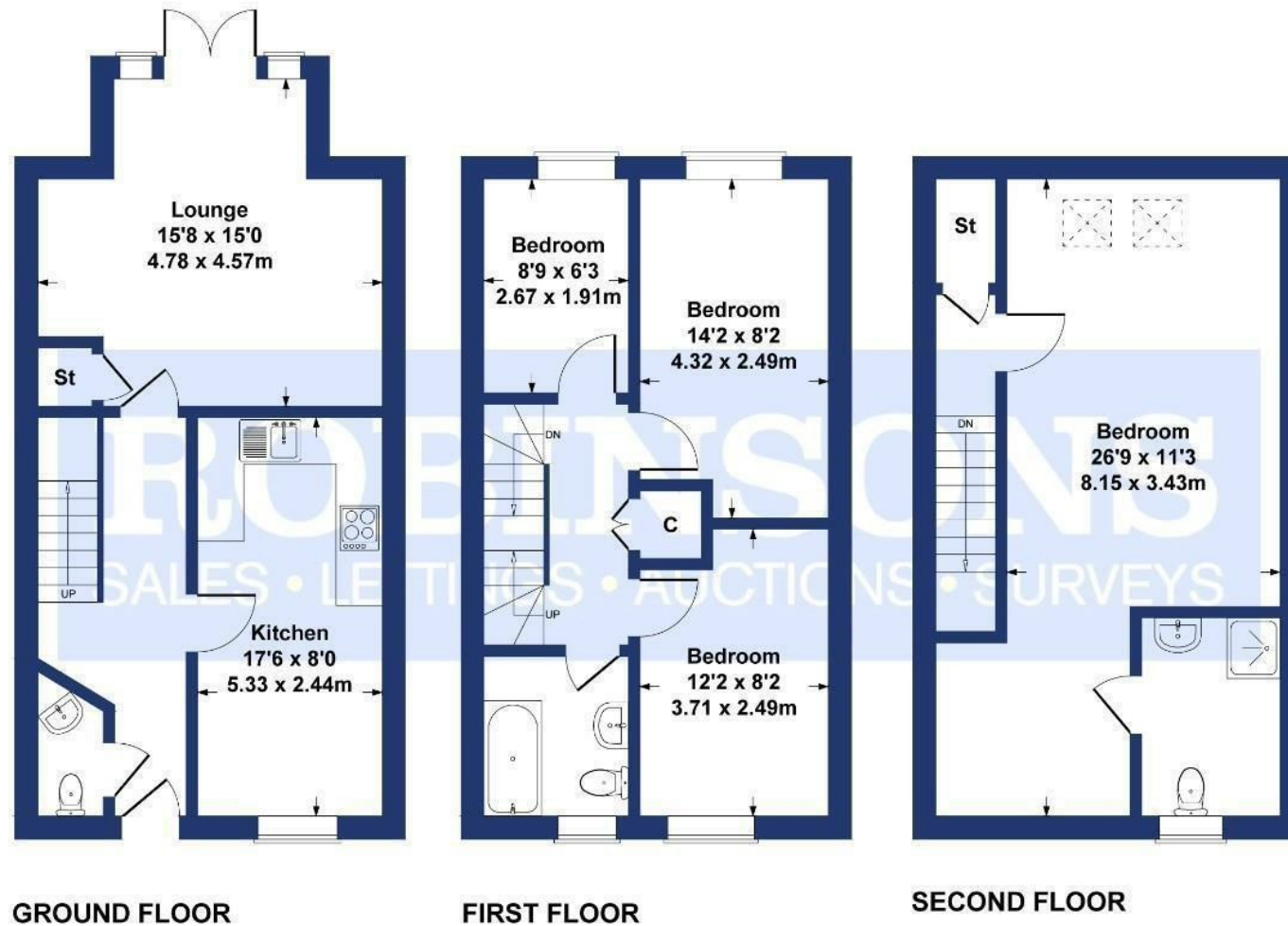
Energy Rating: B



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.

# Woodward Road

Approximate Gross Internal Area  
1258 sq ft - 119 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. 2021

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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