



Ridgeside, Kirk Merrington, DL16 7HG
2 Bed - Bungalow - Detached
£269,950

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Robinsons are delighted to offer to the market this rarely available, extended TWO BEDROOM LINK-DETACHED BUNGALOW, situated on the highly desirable Ridgeside development at North Close, on the outskirts of the popular village of Kirk Merrington. Offered to the market with NO ONWARD CHAIN, this impressive home is sure to appeal to a wide range of buyers.

Ideally positioned approximately two miles from Spennymoor town centre, the property is within easy reach of a wide range of local shops, amenities and schools. The location is also particularly convenient for commuters, with excellent road links to the A19 and A1(M), providing easy access to Durham City, Darlington, Teesside and surrounding areas.

Having been thoughtfully extended, this attractive bungalow offers well-proportioned and versatile accommodation, complemented by attractive gardens, ample off-road parking and a larger-than-average garage. Further benefits include UPVC double glazing and gas central heating. We strongly recommend an internal inspection to fully appreciate the size, standard and excellent location of this superb home.

The accommodation briefly comprises: entrance hallway, spacious lounge, beautiful modern extended fitted kitchen, extended dining room, two well-proportioned double bedrooms and a stylish family shower room.

Externally, the property occupies a generous corner plot, with well-maintained and easy-to-manage gardens to both the front and rear. There is also off-road parking and a larger-than-average garage, providing excellent additional storage and parking facilities.

EPC Rating TBC
Council Tax Band C

Hallway

Large storage cupboards, radiator and upvc window

Lounge

16'4 x 12'1 (4.98m x 3.68m)

Upvc bay window, radiator, gas fire and surround

Dining Room

18'5 x 7'1 (5.61m x 2.16m)

upvc window, radiator, French doors leading to rear

Kitchen

18'7 x 8'7 (5.66m x 2.62m)

Modern white wall & base unit, integrated oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, radiator, upvc window, loft access, tiled splash backs, stainless steel sink with mixer tap with drainer, access to garage

Bedroom One

12'2 x 10'6 (3.71m x 3.20m)

Upvc window, radiator

Bedroom Two

10'6 x 10'0 (3.20m x 3.05m)

Upvc window, radiator

Shower Room

7'7 x 6'7 (2.31m x 2.01m)

Large walk in shower cubicle, wash hand basin, w/c, upvc window, tiled splashbacks, chrome towel rail

Externally

Large enclosed easy to maintain garden to the front elevation, double length block paved driveway which leads to a garage. Whilst to the rear there is a good sized garden and patio

Garage

18'3 x 8'9 (5.56m x 2.67m)

Power & Lighting, upvc window

Agents Notes

Council Tax: Durham County Council, Band C

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 Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – vendor advises fibre infrastructure installed -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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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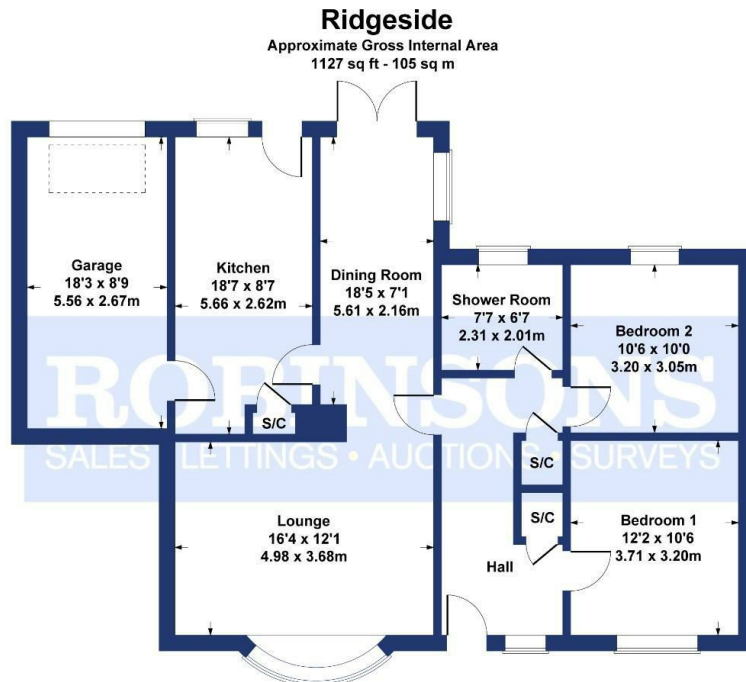
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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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		
EU Directive 2002/91/EC		
England & Wales		

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1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

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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@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

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Royal Corner

DL15 9UA

T: 01388 763477

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SPENNYMOOR

11 Cheapside

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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