



Victoria Gardens, Spennymoor, DL16 7TN
3 Bed - House
£84,950

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An excellent opportunity to acquire this THREE BEDROOM MID LINK HOUSE located in this popular residential area with a pleasant aspect to the FRONT. The property is only a stones throw away from local shops, schools and bus services and only a short walk from Spennymoor town centre where there are a wider range of shopping and leisure facilities. In our opinion the property is suitable for a variety of purchasers including the SMALL FAMILY or FIRST TIME BUYER or even the INVESTOR or LANDLORD looking for a property to rent. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE PORCH, HALLWAY, LOUNGE / Dining room, FITTED KITCHEN, whilst to the first floor THREE well-proportioned BEDROOMS, WHITE BATHROOM SUITE. Externally the property enjoys FRONT & REAR GARDENS and a GARAGE in a nearby block. In more detail the accommodation comprises of

EPC Rating: C
Council Tax Band: A

Hallway

UPVC window, stairs to first floor, wood effect flooring.

Lounge

11'5 x 10'4 (3.48m x 3.15m)

Wood effect flooring, uPVC bay window.

Dining Room

12'0 x 7'5 (3.66m x 2.26m)

Wood effect flooring, radiator, french doors leading to rear.

Kitchen

11'9 x 6'9 max points (3.58m x 2.06m max points)

Wall and base units, sink with mixer tap and drainer, uPVC window, plumbed for washing machine, tiled splashbacks, wood effect flooring.

Landing

Loft access, airing cupboard.

Bedroom One

12'6 x 8'3 (3.81m x 2.51m)

UPVC window, radiator.

Bedroom Two

9'9 x 8'2 (2.97m x 2.49m)

UPVC window, radiator.

Bedroom Three

6'4 x 6'3 (1.93m x 1.91m)

UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, W/C, hand towel radiator, tiled splashbacks, uPVC window.

Externally

To the front and rear there are easy to maintain patios. While in a close block, the property benefits from a garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-120	A	
100-105	B		
95-100	C		
90-95	D		
85-90	E		
80-85	F		
75-80	G		
Not energy efficient - higher running costs	1-75		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-120	A	
100-105	B		
95-100	C		
90-95	D		
85-90	E		
80-85	F		
75-80	G		
Not environmentally friendly - higher CO ₂ emissions	1-75		

England & Wales EU Directive 2002/91/EC

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