

Spencer Road, DL16 7WA
3 Bed - House - Semi-Detached
£159,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

SUPERB OPPORTUNITY to acquire this well presented family home which is offered to the market in superb order throughout. The property is positioned on an attractive plot making the property appeal to a variety of purchasers from first time buyers to families. This beautiful home is conveniently situated on the popular Merrington Park development on the outskirts of Spennymoor town centre and local schools, amenities and bus routes lie within a half a mile radius. VIEWINGS ARE ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER and benefits from been well presented throughout, ensuite to master bedroom, good sized garden, long driveway, garage, UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, LOUNGE with FRENCH DOORS leading to the REAR GARDENS, SUPERB KITCHEN. Whilst to the FIRST FLOOR, THREE BEDROOMS, MASTER with ENSUITE and stylish double wardrobe, the well presented FAMILY BATHROOM is also located to the first floor. Whilst EXTERNALLY, the property enjoys FRONT and REAR GARDENS and BLOCK PAVED DRIVEWAY which leads to the garage and in more detail the accommodation comprises of :-

EPC Rating TBC
Council Tax Band C

Hallway

Tiled flooring, storage cupboard, stairs to first floor level.

WC

W/C, wash hand basin, uPVC window, extractor fan, tiled flooring.

Lounge/Diner

15'0 x 14'5 (4.57m x 4.39m)

Radiator, uPVC window, french doors leaving to the rear, storage cupboard, space for dining room table.

Kitchen

12'8 x 8'0 (3.86m x 2.44m)

White wall and base units, integrated oven, hob, dishwasher, extractor hood, plumbed in washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer, tiled flooring, radiators, uPVC window, space for kitchen table,

Landing

Radiator, loft access, storage cupboard.

Bedroom one

11'9 x 8'5 + robe (3.58m x 2.57m + robe)

UPVC window, radiator, fitted wardrobes.

En-suite

Shower cubicle, wash hand basin, WC, radiator, tiled flooring, extractor fan.

Bedroom two

10'1 x 8'4 (3.07m x 2.54m)

UPVC window, radiator.

Bedroom three

8'8 x 6'2 (2.64m x 1.88m)

UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, WC, tiled splashbacks, extractor fan, uPVC window, radiator.

Externally

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

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Average EE/ O2/ Three/ Vodafone

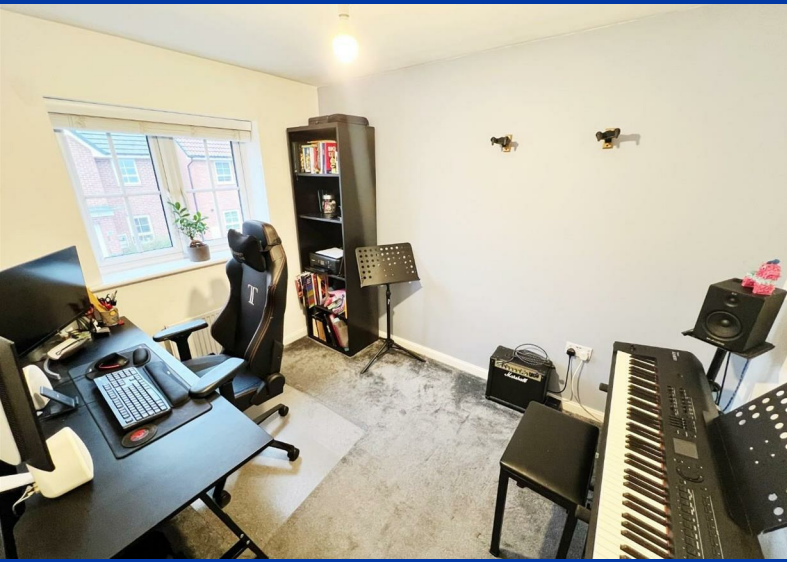
Mobile Signal/Coverage: Ultra-fast 9000Mbps *

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

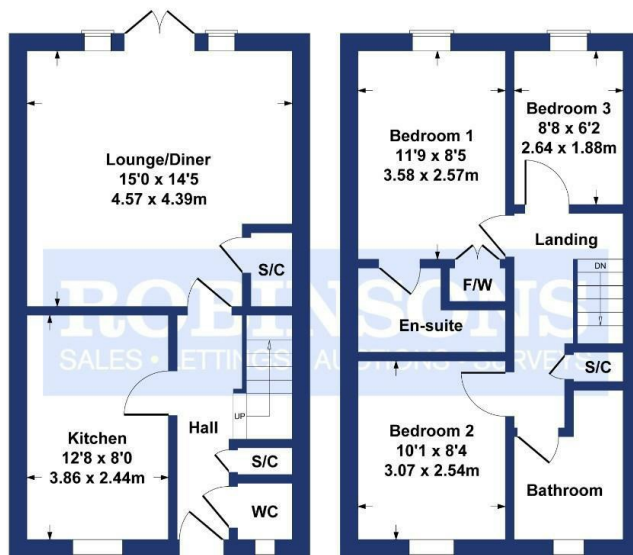
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Spencer Road

Approximate Gross Internal Area
828 sq ft - 78 sq m



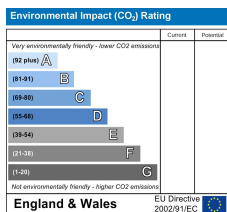
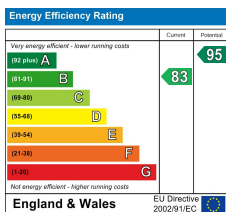
GROUND FLOOR

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. 2024



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@robinsonscs.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
DL16 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@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

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