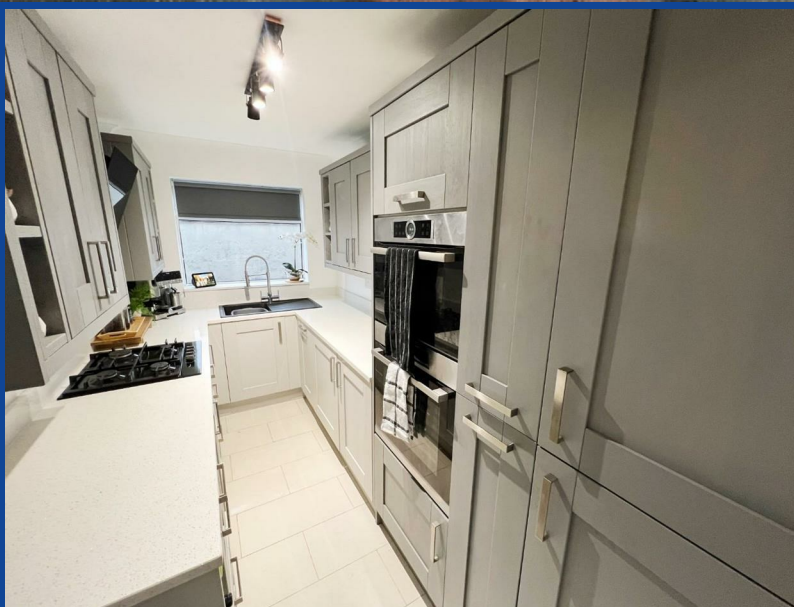




Half Moon Lane, Spennymoor, DL16 6HQ
3 Bed - House - Mid Terrace
£85,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Attention first time buyers! A lovely opportunity to acquire this superbly presented THREE BEDROOMED MID TERRACED HOUSE which since the owner purchased the property has under gone a full refurbishment program. This lovely home is a credit to it's current owners and is immaculate throughout, viewers will certainly be impressed. The property benefits from UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING, stylish WREN kitchen and modern bathrooms, tastefully decorated throughout making it ready to move into and a perfect buy for any first time buyer or investor. The property is ideally located for local shops schools and amenities which lie approximately 1 mile away and ideally placed for the commuter travelling to Durham City, Darlington and Teeside. The A1 and A19 are within close proximity providing good transport links to other parts of the region.

The property briefly comprises of ENTRANCE, HALLWAY, LOUNGE with feature fire and modern surround, ATTRACTIVE WREN KITCHEN which has a range of modern and stylish wall and base units along with integrated appliances, REAR LOBBY. To the first floor is a ULTRA MODERN BATHROOM with WHITE SUITE and THREE GOOD SIZED BEDROOMS . EXTERNALLY there is a well maintained REAR YARD. In more detail the accommodation briefly comprises -

Hallway

Stylish flooring, stairs to first floor.

Lounge

13'8" x 11'5" (4.17 x 3.48)

Stylish wood effect flooring, radiator, tastefully decorated, electric fire & surround, uPVC window.

Dining Room

11'6" x 7'7" (3.51 x 2.31)

Stylish flooring, radiator, uPVC window, storage cupboard.

Kitchen

12'3" x 6'2" (3.73 x 1.88)

Stylish & modern wall and base units, integrated microwave, oven, hob, extractor fan, washer, fridge and freezer, stylish sink with mixer tap, smart worktops and matching splash backs, uPVC window, extractor fan, tiled flooring.

Rear Lobby

Access to Rear

Landing

Quality floor covers, loft access via pull down ladder and is boarded for storage, storage cupboard.

Bedroom One

11'6" x 7'4" (3.51 x 2.24)

uPVC window, radiator, quality floor covers, tastefully decorated.

Bedroom Two

10'2" x 8'9" (3.10 x 2.67)

Tastefully decorated, stylish flooring, uPVC window, radiator.

Bedroom Three

11'5" x 7'0" (3.48 x 2.13)

Quality floor covers, radiator, uPVC window.

Bathroom

Large panel bath with overhead shower, wash hand basin, W/C, quality flooring , uPVC window, extractor fan, heated towel rail, storage cupboard housing boiler, spot lights.

Externally

To the rear is a easy to maintain enclosed yard.

Agent Notes

Council Tax: Durham County Council, Band A, Approx. £1,708.78 p.a

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 – 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>

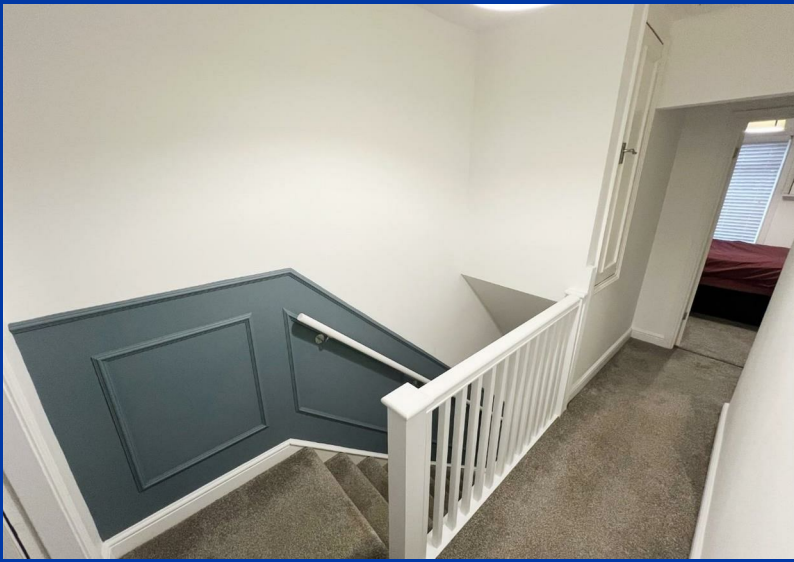
Protected Trees – None known

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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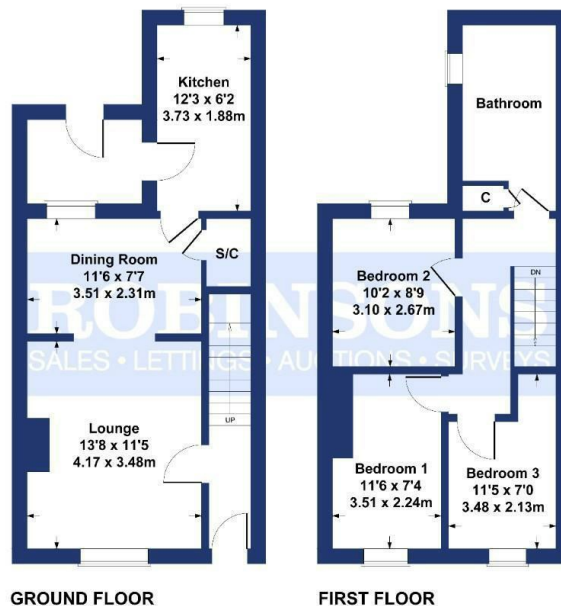
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Half Moon Lane
Approximate Gross Internal Area
855 sq ft - 79 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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E: info@robinsonswynyrd.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.



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