



**St. Davids Close, DL16 6SZ**  
**3 Bed - House - Semi-Detached**  
**£79,995**

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## Three-Bedroom Home in a Pleasant Location

This delightful three-bedroom property offers spacious and versatile living in a sought-after area. The home features a welcoming entrance hall leading to a bright and airy lounge, complemented by a separate dining room—perfect for family meals or entertaining guests.

The modern fitted kitchen is well-equipped and adjoins a practical utility room for added convenience. Upstairs, you'll find three generously sized bedrooms and a family bathroom.

Externally, the property boasts attractive gardens to both the front and rear, providing ideal spaces for relaxation and outdoor enjoyment.

### Key Features:

Three well-proportioned bedrooms

Separate lounge and dining room

Fitted kitchen with utility room

Front and rear gardens

Pleasant, desirable location

This home is perfect for families

### Hallway

Radiator, stairs to first floor.

### Lounge

15'8 x 12'4 max points (4.78m x 3.76m max points)

Wood effect flooring, radiator, uPVC window.

### Dining Room

10'6 x 9'2 (3.20m x 2.79m)

Storage cupboard, french doors leading to rear.

### Kitchen

9'2 x 7'8 (2.79m x 2.34m )

Wall and base units, integrated oven, gas hob, sink with mixer tap and drainer, uPVC window, radiator, tiled splashbacks.

### Utility Room

9'5 x 4'0 max points (2.87m x 1.22m max points)

Plumbed for washing machine, tiled flooring, access to rear.

### Landing

Loft access.

### Bedroom One

12'9 x 10'5 (3.89m x 3.18m )

UPVC window, radiator, storage cupboard.

### Bedroom Two

10'5 x 9'9 max points (3.18m x 2.97m max points)

UPVC window, radiator.

### Bedroom Three

9'6 x 8'2 (2.90m x 2.49m)

UPVC window, radiator.

### Bathroom

7'8 x 5'4 (2.34m x 1.63m)

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

### Externally

To the front elevation is a good sized garden. While to the rear, there is a good sized easy to maintain garden.

### Agent Notes

Council Tax: Durham County Council, Band 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 – Electric

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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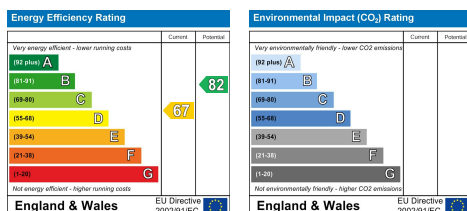
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