

Troutbeck Close, DL16 6XN
2 Bed - House - Semi-Detached
Offers Over £110,000

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Robinsons are delighted to offer to the market, this well presented two bedroom semi detached property, which is situated in the quiet and sought after cul-de-sac of Troutbeck Close on the ever popular Greenways development being within a short walk of Spennymoor Town centre, local amenities and bus routes. The property is within good commuting distance to all major road links leading to Durham and Teesside. Viewing is highly recommended. The property is ideally suited to the first time buyer and would provide an ideal first step on the property ladder.

The accommodation comprises of: entrance vestibule, lounge/dining room, conservatory and modern fitted kitchen. The first floor has two bedrooms and a bathroom. Externally, there is an enclosed garden to the rear which has a pleasant decked patio area. To the front, there is an open aspect garden providing off street parking.

Entrance Vestibule

Wood effect laminate flooring, access to the lounge.

Lounge

15'9 x 12'1 (4.80m x 3.68m)

Double glazed french style doors leading to the spacious conservatory, two radiators, TV point, telephone point, coved ceiling, space for small table and chairs, stairs leading to first floor, quality flooring.

Conservatory

10'1 x 9'11 (3.07m x 3.02m)

Double glazed windows, wood effect laminate flooring, french style doors leading to the rear garden

Kitchen

9'10 x 7'2 (3.00m x 2.18m)

Fitted with a modern range of wall and base units with work contrasting worktops, stainless steel sink unit with mixer tap, plumbing for washing machine, electric hob and oven, tiled splashbacks, radiator, space for small dining room table, double glazed window to the front.

First Floor

Quality flooring, storage cupboard, loft access, uPVC window.

Bedroom One

9'3 x 9'4 (2.82m x 2.84m)

Double glazed window to the rear, coving to the ceiling and a radiator, quality flooring and tastefully decorated.

Bedroom Two

8'11 x 8'5 (2.72m x 2.57m)

Double glazed window to the front, radiator, coving to the ceiling, quality flooring.

Bathroom

6'5 x 5'7 (1.96m x 1.70m)

White panelled bath with shower over, W/C, tiled splashbacks, uPVC window, hand towel radiator.

Externally

There are gardens to the front and rear of the property with the front having off street parking and easy to maintain garden. While to the rear, it provides a high degree of privacy with pleasant decked and garden area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

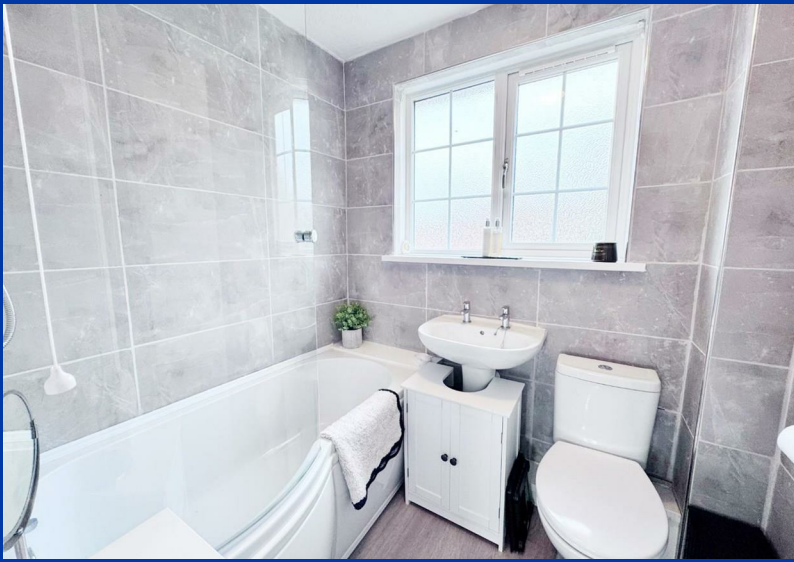
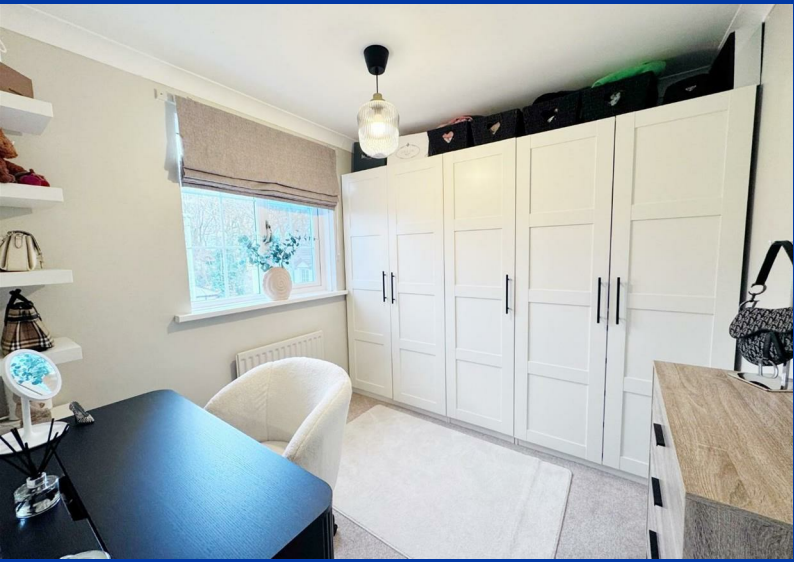
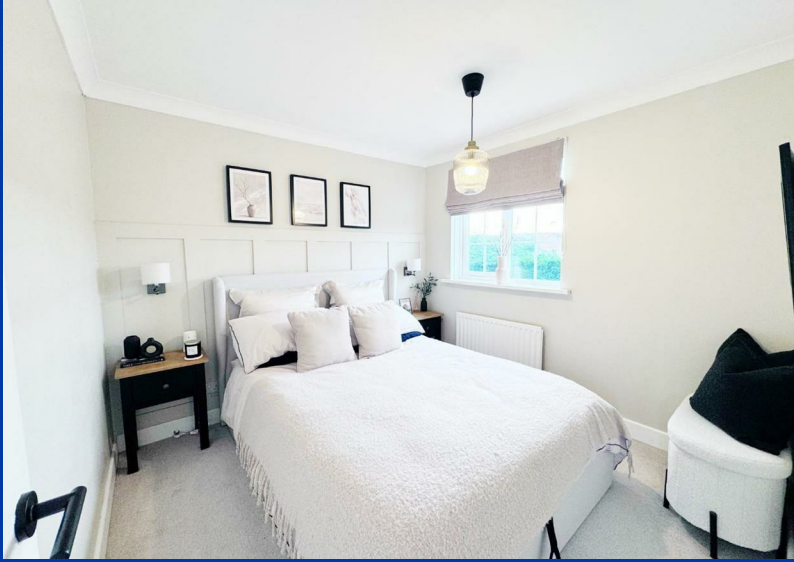
Tenure: Freehold

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

£1,627.87p.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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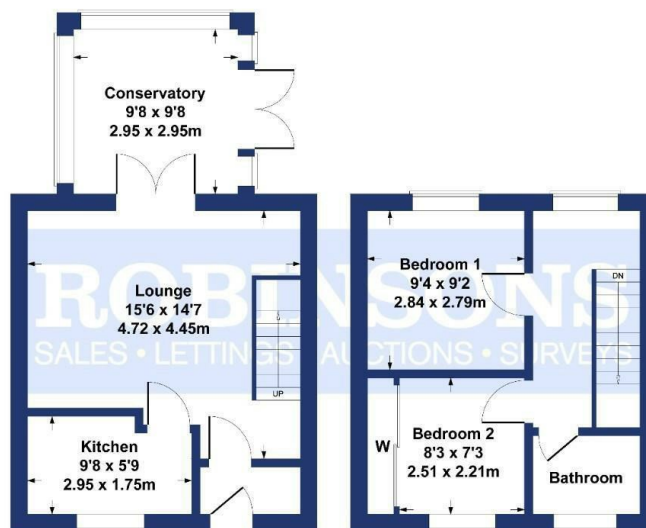
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Troutbeck Close
Approximate Gross Internal Area
676 sq ft - 63 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. 2023

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
	G		

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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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.

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