



Rokeby Way, DL16 7FD
2 Bed - House - Mid Terrace
Asking Price £125,000

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Welcome to this charming mid-terrace home on Rokeby Way, set within the ever-popular Whitworth area of Spennymoor. Beautifully presented throughout, the property features a modern kitchen and bathroom, perfectly suited to those who enjoy contemporary living, along with a lovely outlook from the front elevation.

Offering a comfortable and well-designed layout, the home includes a bright reception room, two generously sized bedrooms, and a stylish family bathroom. The added convenience of a ground-floor WC enhances everyday practicality.

Positioned within a desirable residential development, the property benefits from a fenced rear garden—ideal for relaxing or entertaining which gives access to a rear parking bay. Whether you're a first-time buyer or searching for an ideal starter home, this inviting property provides warmth, comfort, and plenty of potential to make it your own.

The accommodation briefly comprises: Entrance Lobby, Ground Floor WC, Spacious Lounge, and a Kitchen/Dining Room to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the home offers parking bay and a private rear garden laid to lawn with a paved patio and gated access.

Don't miss your chance to secure this delightful home in a sought-after location. Book your viewing today and imagine settling into life on Rokeby Way.

Vestibule

Radiator, Access to lounge

Lounge

12'9 x 12'5 (3.89m x 3.78m)

Upvc window with lovely outlook, radiator, stairs to first floor.

Inner Hall

Storage cupboard and Access to Kitchen and W/C.

W/C

W/c, wash hand basin, radiator, extractor fan.

Kitchen / Diner

12'8 x 7'9 (3.86m x 2.36m)

White wall and base units, integrated oven, gas hob, extractor fan, space for Fridge / freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, radiator, French Doors leading to the rear garden.

Landing,

Loft access and radiator.

Bedroom One

12'8 x 9'8 max points (3.86m x 2.95m max points)

Upvc window with lovely outlook, radiator, storage cupboard.

Bedroom Two

12'8 x 7'9 (3.86m x 2.36m)

Upvc window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, extractor fan, splash backs, extractor fan.

Externally

To the front elevation is a easy to maintain forecourt which over looks a lovely green space, While to the rear there is a good sized enclosed garden and patio, which gives access to a parking bay.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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