





Westmorland Close, Spennymoor, DL16 6XE

2 Bed - Bungalow - Terrace

£125,000

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Robinsons are delighted to offer to the market, with the added benefit of no onward chain, this beautifully presented TWO BEDROOM END TERRACED BUNGALOW, pleasantly situated within a small and highly sought-after development in the popular North Road area of Spennymoor. Conveniently located within walking distance of the town centre and a wide range of local amenities, the property also offers excellent transport links for commuters travelling to Durham City, Darlington and Teesside.

This attractive bungalow would make an ideal purchase for a variety of buyers and briefly comprises: a welcoming ENTRANCE HALLWAY, a SPACIOUS COMFORTABLE LOUNGE, FITTED KITCHEN, TWO WELL PROPORTIONED BEDROOMS and a MODERN WET ROOM.

Externally, the property enjoys a LOW MAINTENANCE FRONT GARDEN, whilst to the rear there is a generous ENCLOSED GARDEN offering a good degree of privacy and excellent outdoor space.

Properties of this type and location rarely become available on the open market, therefore early viewing is highly recommended to avoid disappointment.

EPC Rating: TBC
Council Tax Band A

Hallway
With central heating radiator and x2 storage cupboards.

Lounge
15'2x12'3 (4.62mx3.73m)
With storage cupboard, central heating radiator and upvc window.

Kitchen/Dining Room
10'8x7'5 (3.25mx2.26m)
Fitted with a range of wall and base units, stainless steel sink unit with taps and drainer, gas cooker point, space for fridge freezer, central heating radiator and upvc window.

Bedroom 1
11'9x11'7 (3.58mx3.53m)
With central heating radiator and upvc window.

Bedroom 2
9'5x7'5 (2.87mx2.26m)
With central heating radiator and upvc window.

Wet Room
7'7x4'7 (2.31mx1.40m)
With shower, wash hand basin, tiled splash backs, wc, chrome towel rail, extractor fan and upvc window.

Externally
To the front of the property is an easy to maintain garden, whilst to the rear is a good sized easy to maintain garden.

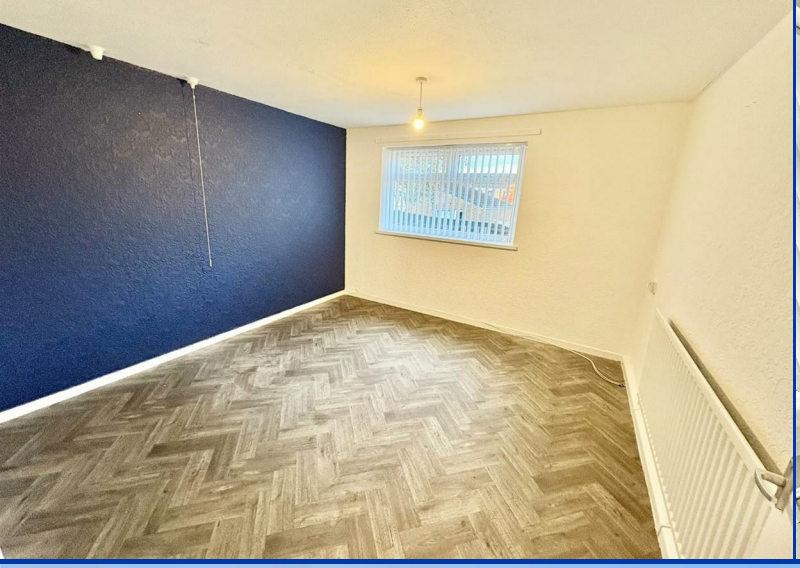
Agents Notes
Council Tax: Durham County Council, Band A

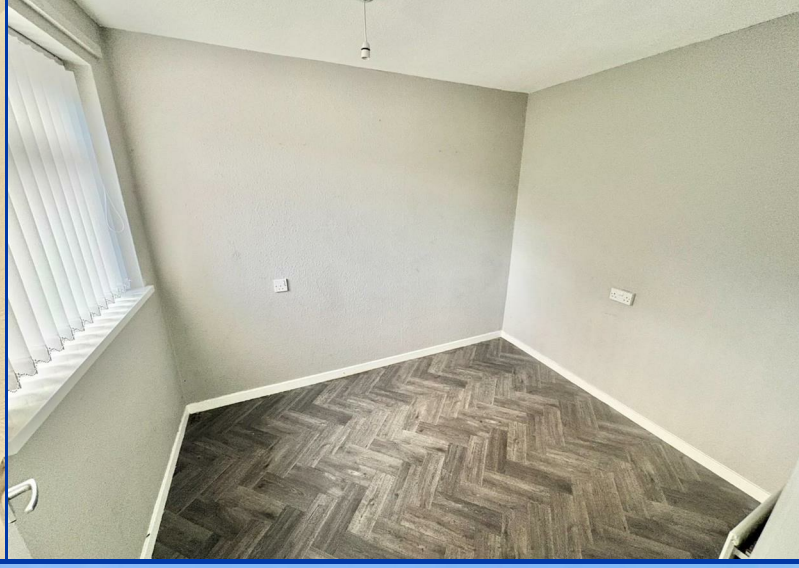
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas
Estimated Mobile phone coverage – Please refer to the Ofcom Website - 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 – Yes
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.

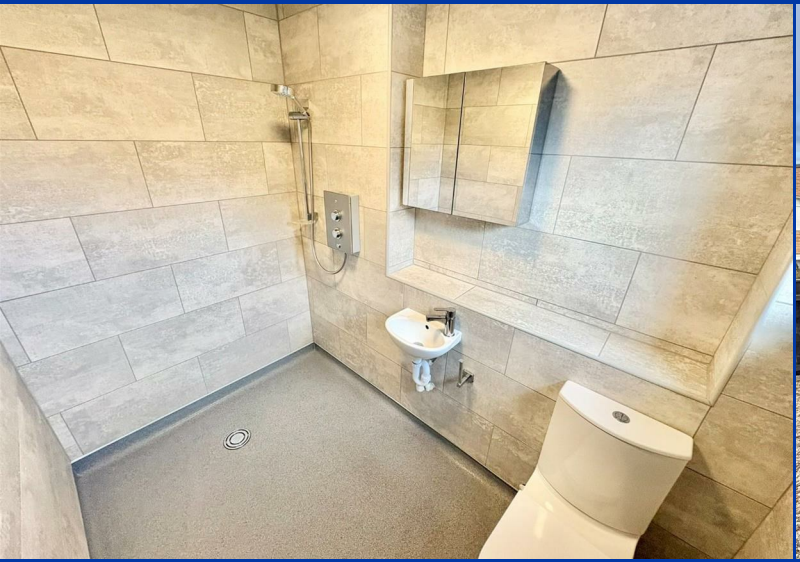
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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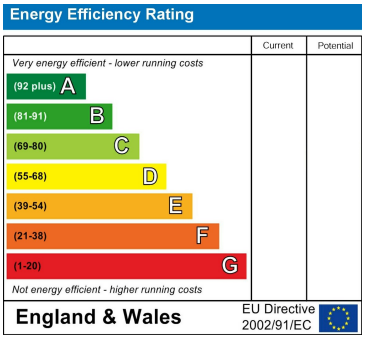

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