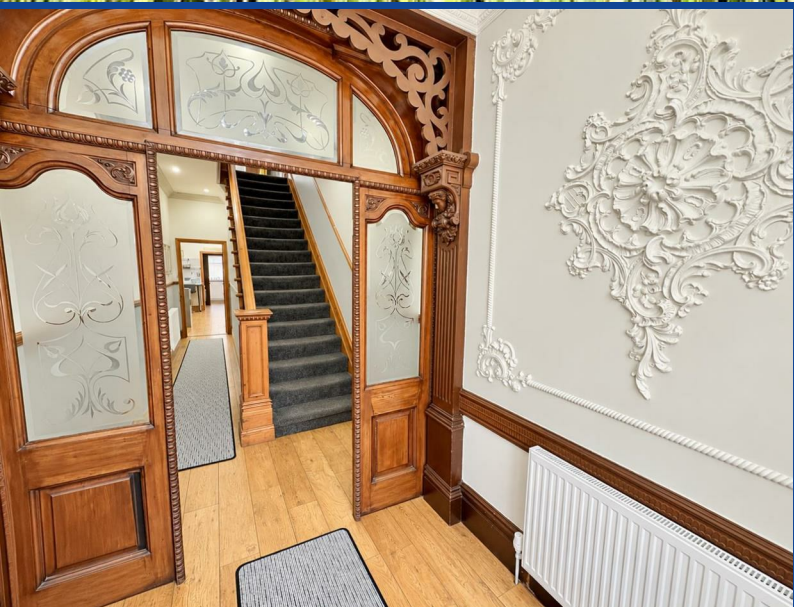




Clyde Terrace, Spennymoor, DL16 7SQ
4 Bed - House - Terraced
£189,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to present to the market this beautifully maintained and deceptively spacious four-bedroom terraced home, offered for sale with the added advantage of no onward chain. Occupying a prime position on the ever-popular Clyde Terrace, the property enjoys a highly convenient location within easy walking distance of local shops, well-regarded schools and regular transport links. Spennymoor Town Centre is also just a short distance away, providing an excellent range of shopping, leisure and everyday amenities.

This impressive home offers generous and versatile living accommodation throughout, making it an ideal purchase for a wide range of buyers, including first-time purchasers, growing families and those seeking a spacious property in a sought-after residential area. Key features include a spacious lounge, separate dining room, a modern fitted kitchen with integrated appliances, a useful utility room, ground floor cloakroom, four well-proportioned bedrooms and a stylish family bathroom. The property also benefits from UPVC double glazing, gas central heating and the rare addition of a larger-than-average garage to the rear.

The accommodation briefly comprises; welcoming entrance hallway, spacious lounge, separate dining room, contemporary fitted kitchen, utility room and ground floor cloakroom/WC. To the first floor are four generously sized bedrooms and a beautifully presented family bathroom.

Externally, the property enjoys a forecourt garden to the front, while to the rear there is an enclosed yard providing access to the substantial garage, offering excellent storage facilities and secure off-road parking.

Properties of this size, quality and location rarely remain available for long. Early viewing is strongly recommended to fully appreciate the space, presentation and lifestyle this wonderful home has to offer.

EPC Rating: TBC
Council Tax Band: B

Hallway

Radiator, stairs to 1st floor

Lounge

13'9 x 13'8 + bay window (4.19m x 4.17m + bay window)
Quality flooring, radiator, UPVC window, bay window

Dining room

14'0 x 13'5 max points (4.27m x 4.09m max points)
Coal fire with stunning surround, radiator, French doors leading to rear

Kitchen

15'5 x 11'0 max points (4.70m x 3.35m max points)
Well presented wall & base units, integrated range oven, extractor fan, breakfast bar, stainless steel sink with mixer tap & drainer, tiled splash backs & flooring, UPVC window, radiator, space for American fridge freezer, access to rear, large storage cupboard

Utility room

6'8 x 5'5 (2.03m x 1.65m)
Wall & base units, plumbed for washing machine, space for dryer, tiled flooring

W/C

w/c, wash hand basin, UPVC window, radiator, tiled flooring

Landing

Radiator, access to bedrooms & bathroom

Bedroom one

13'6 x 11'1 + robes (4.11m x 3.38m + robes)
UPVC window, radiator, fitted wardrobes

Bedroom two

14'0 x 11'0 + robes (4.27m x 3.35m + robes)
Fitted wardrobes, radiator, UPVC window

Bedroom 3

11'9 x 9'9 max points (3.58m x 2.97m max points)
Fitted wardrobes, radiator, UPVC window

Bedroom 4

10'4 x 6'9 (3.15m x 2.06m)
UPVC window, radiator

Bathroom

White panelled bath with shower over, wash hand basin, w/c, storage cupboard, UPVC window, radiator, tiled flooring

Externally

To the front elevation is an easy to maintain fore court , while to the rear there is a large enclosed yard with a double gate providing off road parking & access to garage.

Garage

18'0 x 11'7 (5.49m x 3.53m)
Power, lighting & electric door

Agent notes

Council Tax: Durham County Council, Band B
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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		

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk