



Ripley Close, Spennymoor, DL16 7FJ
3 Bed - House - Semi-Detached
Reduced £145,000

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Robinsons are delighted to offer to the market this pleasantly situated THREE BEDROOM SEMI-DETACHED HOUSE on the Burton Woods Development by Barratt Homes, which is offered to the market in immaculate condition and decorative order throughout. Burton Woods is ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside and also conveniently located for Spennymoor Town centre, local shops, schools and amenities. Viewing is essential to appreciate the quality of this property on offer which benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, LOUNGE with French doors, leading to a rear conservatory which is overlooking REAR GARDENS, MODERN FITTED KITCHEN, whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE and FAMILY BATHROOM. Externally the property to the front elevation there is a easy to maintain garden, DRIVEWAY and single GARAGE. While to the rear there is an enclosed garden. Giving all of the above early viewing is advised to avoid any disappointment. In more detail the accommodation comprises of

EPC Rating C
Council Tax Band C

Hallway

Radiator, stairs to the first floor, storage cupboard.

W/C

W/C, wash hand basin, radiator, uPVC window.

Lounge/Diner

15'0 x 14'6 max points (4.57m x 4.42m max points)

UPVC window, radiator, storage cupboard, French doors leading to the conservatory.

Conservatory

10'1 x 9'7 (3.07m x 2.92m)

Wood effect flooring, access to the rear via French doors.

Kitchen

12'0 x 7'9 (3.66m x 2.36m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dishwasher, tiled splashbacks, uPVC window, radiator.

Landing

Radiator, loft access, storage cupboard.

Bedroom One

11'9 x 8'5 (3.58m x 2.57m)

UPVC window, radiator.

En-suite

Shower cubicle, wash hand basin, w/c, extractor fan, radiator.

Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

UPVC window, radiator.

Bedroom Three

8'9 x 6'2 (2.67m x 1.88m)

UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, w/c, tiled splashbacks, uPVC window, radiator.

Externally

To the front elevation, there is a easy to maintain garden. While to the rear, there is an enclosed garden which gives access to the driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Poor to Average depending on provider

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,066.07 p.a

Energy Rating: E

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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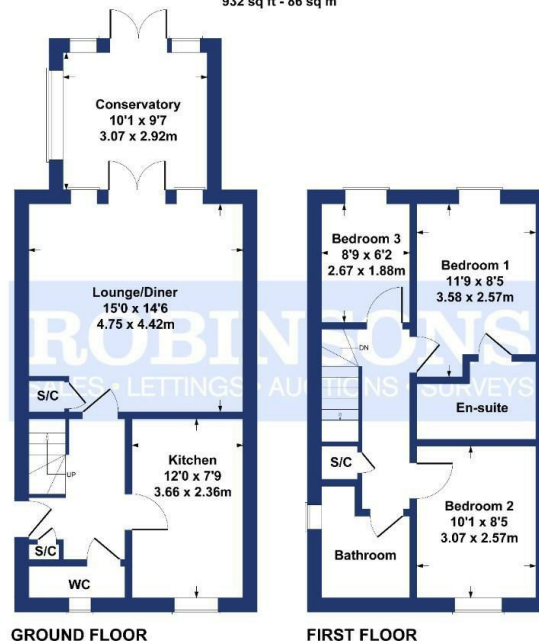
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ripley Close
Approximate Gross Internal Area
932 sq ft - 86 sq m



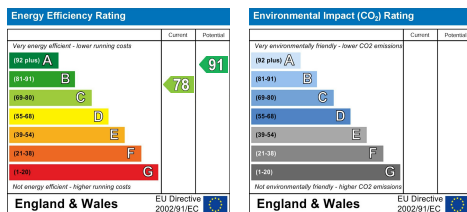
GROUND FLOOR

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



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