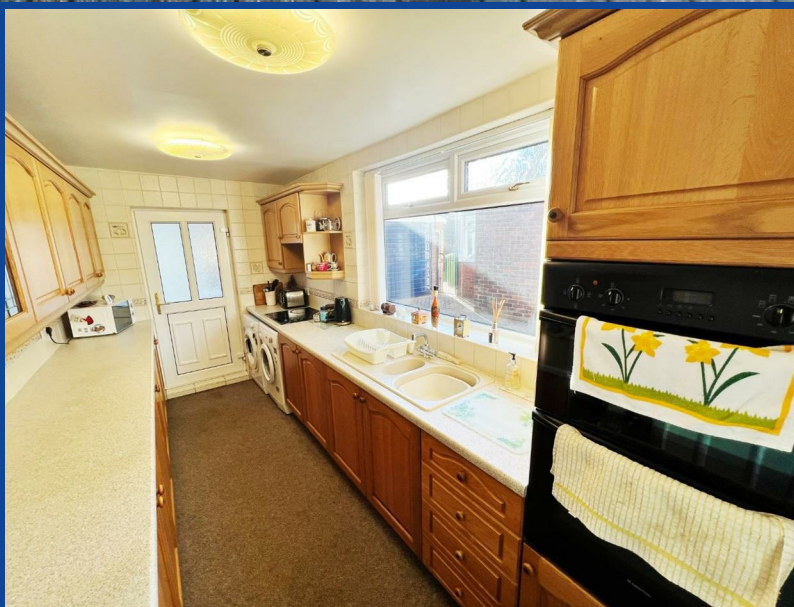




Grayson Road, DL16 7AB
3 Bed - House - Semi-Detached
£149,950

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*** NO ONWARD CHAIN ***

A rare opportunity to acquire this deceptively spacious three bedroom semi detached family home, to which early viewing is advised to avoid any disappointment, as homes on this road rarely come available. The property in our opinion should appeal to a variety of purchasers including the growing family or first time buyers and is located on this popular and sought after location of Grayson Road, which is just over half a mile from Spennymoor town centre and local amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside. This lovely home would provide ideal living accommodation and benefits from; spacious lounge, sperate dining room, well presented kitchen, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; entrance hallway, spacious lounge, separate dining room, fitted kitchen, to the first floor is a landing area which gives access to three well proportioned bedrooms and family bathroom. Externally to the front elevation is an easy to maintain garden and driveway which leads to the rear garage and good sized garden.

EPC Rating D
Council Tax Band C

Porch

Access to hall.

Hallway

Radiator, stairs to first floor, storage cupboard.

Lounge

16'1 x 11'8 (4.90m x 3.56m)

UPVC bay window, gas fire and surround.

Dining Room

11'8 x 11'9 + bay window (3.56m x 3.58m + bay window)

UPVC bay window, radiator.

Kitchen

14'6 x 6'8 (4.42m x 2.03m)

Wall and base units, integrated fridge freezer, double oven, hob, extractor fan, plumbed for washing machine, space for dryer, sink with mixer tap and drainer, uPVC window, radiator, tiled splashbacks, access to rear porch.

Rear Porch

Access to garden and garage.

Landing

UPVC window.

Bedroom One

11'9 x 10'6 + robes (3.58m x 3.20m + robes)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

11'9 x 10'5 + robes (3.58m x 3.18m + robes)

Fitted wardrobes, radiator uPVC window overlooking the rear garden.

Bedroom Three

7'1 x 6'9 (2.16m x 2.06m)

UPVC window, radiator.

Bathroom

Four piece suite which includes a larger than average white panelled bath, separate shower cubicle, wash hand basin, W/C, uPVC window, chrome towel radiator, loft access.

Externally

To the front elevation there is a good sized driveway which leads to a garage and lovely enclosed garden.

Garage

18'0 x 9'0 (5.49m x 2.74m)

Power, windows, electric door.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£2,170.51p.a

Energy Rating: D



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Mortgage Advice

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Surveys and EPCs

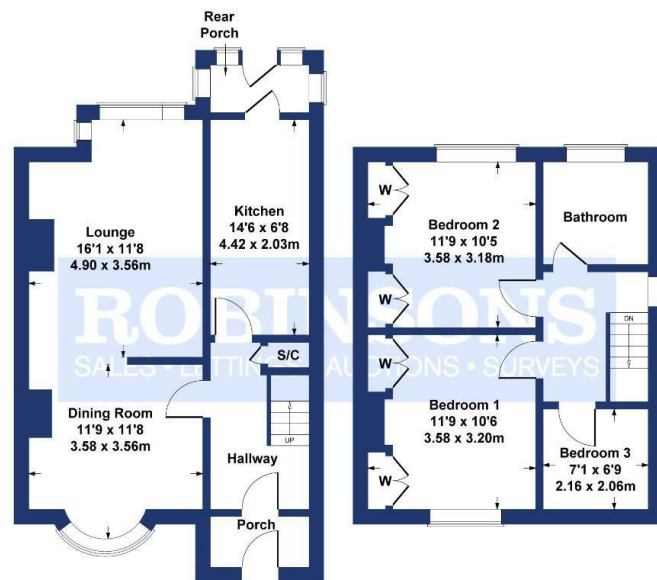
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Grayson Road
Approximate Gross Internal Area
986 sq ft - 92 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		65	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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