



Birch Park Avenue, Spennymoor, DL16 6NU  
4 Bed - House - Detached  
£225,000

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Nestled in the charming area of Birch Park Avenue, Spennymoor, this delightful detached house offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The heart of the home is a welcoming Lounge, providing a warm and inviting space for relaxation and entertainment. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next, creating an atmosphere of openness and light.

This residence boasts two well-appointed bathrooms, catering to the needs of a busy household and ensuring convenience for all. The bathrooms are designed with modern fixtures, providing a touch of luxury to your daily routine. externally to the property the enjoys front and rear gardens, as well as a garage and driveway.

The surrounding area of Spennymoor is known for its community spirit and accessibility to local amenities, making it a desirable location for families and professionals alike. With parks, schools, and shops within easy reach, you will find everything you need just a stone's throw away.

In summary, this detached house on Birch Park Avenue is a wonderful opportunity for those looking to settle in a vibrant community. With ample space, modern conveniences, and a welcoming atmosphere, it is a property that truly feels like home. Do not miss the chance to make this charming residence your own.

EPC Rating: C  
Council Tax Band: D - Annual Cost: £2555.93

#### Hallway

Radiator, quality flooring, storage cupboard.

#### W/C

W/C, wash hand basin, radiator, tiled flooring and splashbacks, extractor fan, spotlights.

#### Lounge

14'2 x 12'9 (4.32m x 3.89m)

Quality flooring, radiator, uPVC window.

#### Kitchen/Diner

20'0 x 10'9 (6.10m x 3.28m)

Stunning wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, quartz worktops with inset sink and mixer tap, uPVC window, tiled flooring, spotlights, french doors leading to the rear.

#### Utility Room

6'9 x 4'6 (2.06m x 1.37m)

Base units, integrated washing machine, granite worktops, tiled flooring.

#### Bedroom One

12'0 x 12'0 (3.66m x 3.66m)

Fitted wardrobes, quality flooring, uPVC window.

#### En-Suite

Fully tiled with shower cubicle, wash hand basin, W/C, radiator, uPVC window, extractor fan.

#### Bedroom Two

12'0 x 11'4 (3.66m x 3.45m)

Fitted wardrobes, radiators, quality flooring, uPVC window.

#### Bedroom Three

9'0 x 7'3 (2.74m x 2.21m)

UPVC window, radiator, quality flooring.

#### Bedroom Four

9'0 x 7'3 (2.74m x 2.21m)

UPVC window, quality flooring, radiator.

#### Bathroom

6'6 x 6'3 (1.98m x 1.91m)

Fully tiled suite which includes a white panelled bath, wash hand basin, radiator, extractor fan.

#### Externally

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

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal: Good

Tenure: Freehold

Council Tax: Durham County Council, Band: D approx. £2,555.93 pa

Energy Rating: D

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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 89        |
| (69-80) C                                   | 78      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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