

Bede Place, Kirk Merrington, DL16 7HW
2 Bed - House - End Terrace
£109,950

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***RARE TO THE MARKET, VILLAGE LOCATION. VIEWING RECOMMENDED. ***

Robinsons are delighted to offer to the market for sale, a DECEPTIVELY SPACIOUS TWO BEDROOM END TERRACED HOUSE, located in the POPULAR VILLAGE of KIRK MERRINGTON, which is located on the outskirts of Spennymoor, with an EXCELLENT NETWORK OF ROADS, PROVIDING EASY ACCESS to Ferryhill, Bishop Auckland, Durham and Darlington. The property is LARGER than it appears from the front, having the BENEFIT OF A GROUND FLOOR REAR EXTENSION, together with a LOFT CONVERSION which has provided a MEZZANINE LEVEL off bedroom two, the owner has also informed us that the property has also been recently rewired. In our opinion, the property would be suitable for a WIDE RANGE of PURCHASERS, including FIRST TIME BUYERS, YOUNG COUPLES, OR LANDLORD/INVESTOR looking for a Buy to Let property. With the BENEFIT OF GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING.

The accommodation briefly comprises: ENTRANCE HALL, LOUNGE with CAST IRON FIREPLACE, FITTED KITCHEN/DINING ROOM, PANTRY, GROUND FLOOR CLOAKROOM W/C, TWO BEDROOMS, BEDROOM 2 WITH A SPIRAL STAIRCASE giving access to a MEZZANINE LEVEL, CURRENTLY USED AS A GAMES ROOM, together with a FIRST FLOOR BATHROOM W/C WITH A WHITE SUITE. EXTERNALLY there is an ENCLOSED YARD TO THE REAR, with a USEFUL BRICK OUTBUILDING WHICH IS CURRENTLY USED AS A UTILITY ROOM. An internal inspection is HIGHLY RECOMMENDED to APPRECIATE THE PROPERTY FULLY, and the accommodation in detail comprises:

EPC Rating F
Council Tax Band A

Vestibule

Stylish flooring, feature radiator, stairs to first floor.

Cloakroom/W/C

W/C, stylish wash hand basin, radiator.

Lounge

16'0 x 8'2 (4.88m x 2.49m)

Beautiful feature fire and surround, quality flooring, radiator, uPVC window.

Kitchen/Dining Room

16'0 x 8'2 (4.88m x 2.49m)

Stylish wall and base units, tiled splashbacks, electric cooker points, space for dining room table, stylish sink, radiator, uPVC window.

Pantry

8'4 x 6'0 (2.54m x 1.83m)

Space for fridge freezer, radiator, uPVC window.

Landing

Quality flooring, storage cupboard.

Bedroom One

12'6 x 9'5 (3.81m x 2.87m)

Fitted wardrobe, radiator, quality flooring, uPVC window.

Bedroom Two

9'6 x 8'2 (2.90m x 2.49m)

UPVC window, radiator, quality flooring, stairs to mezzanine.

Mezzanine

11'2 x 10'6 (3.40m x 3.20m)

Currently used as a games room, velux window, storage cupboard.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled surround, uPVC window, radiator.

Utility Room

8'4 x 6'0 (2.54m x 1.83m)

Plumbed for washing machine, space for dryer, sink, uPVC window.

Externally

To the front elevation is a useful driveway and a small easy to maintain garden. To the rear there is a good sized enclosed yard and outbuilding which is used as a utility room.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: average

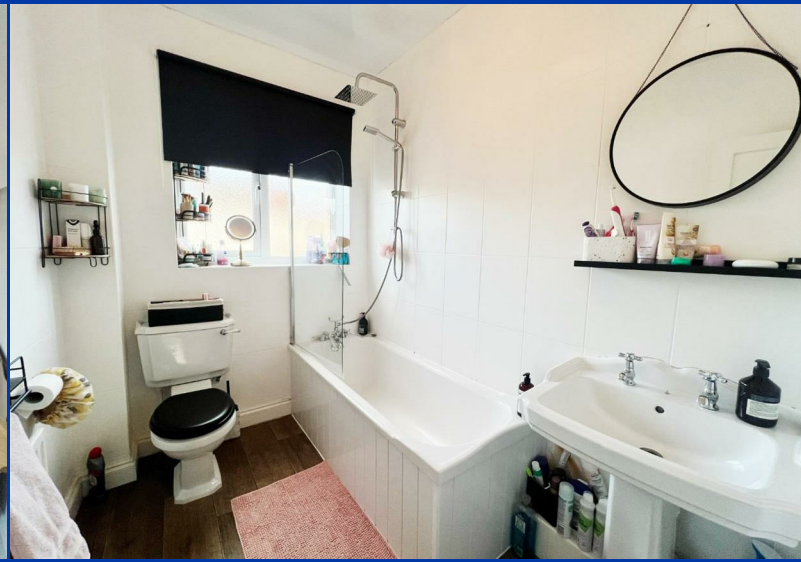
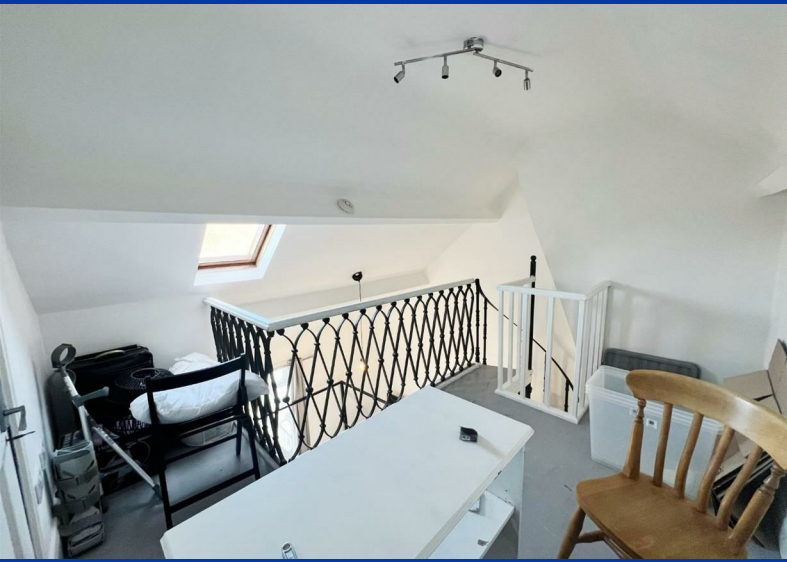
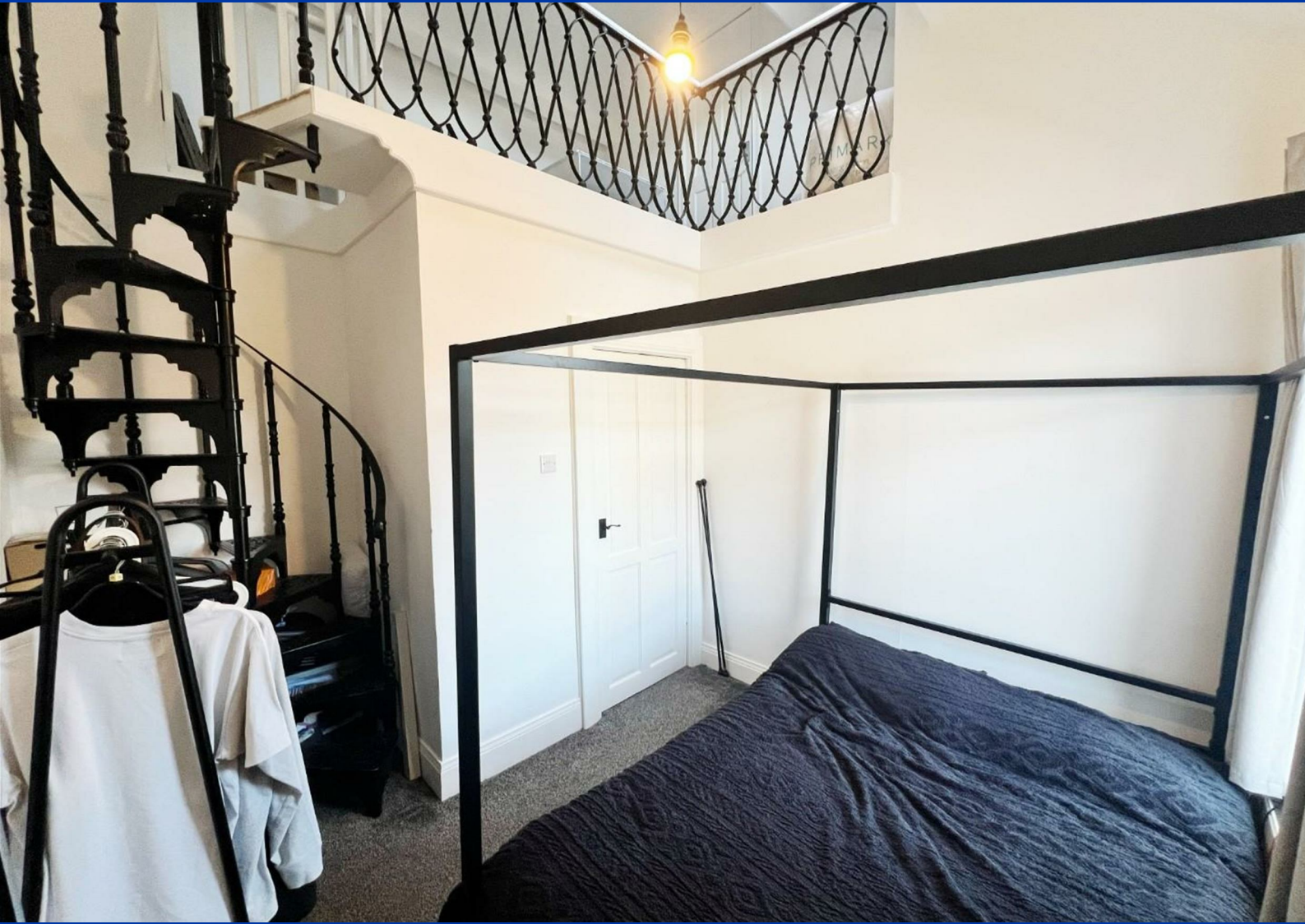
Tenure: Freehold

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

£1,627.87 p.a

Energy Rating: F

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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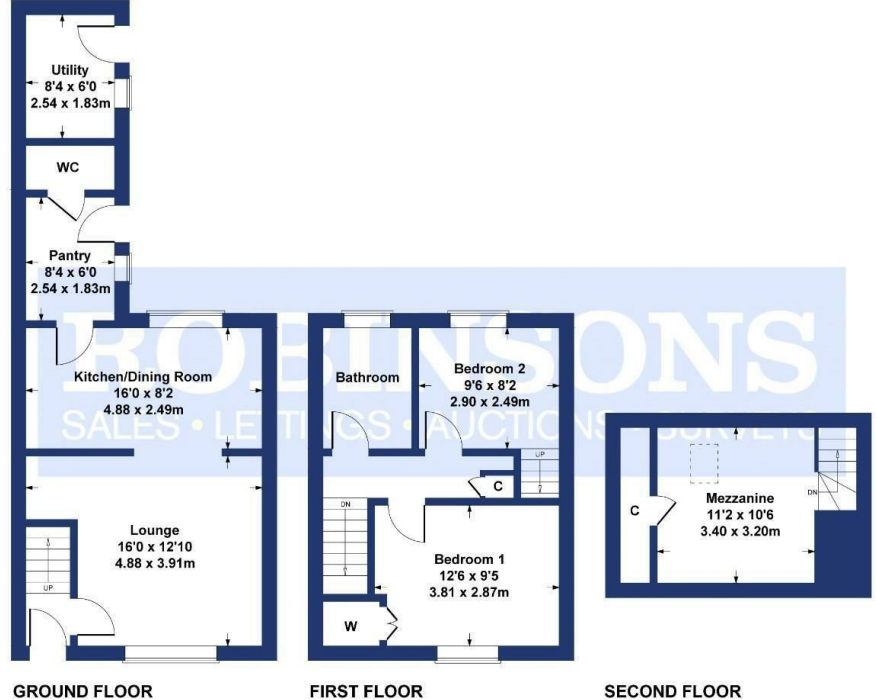
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GROUND FLOOR

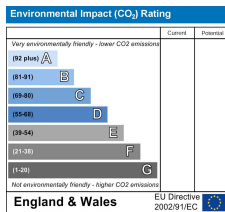
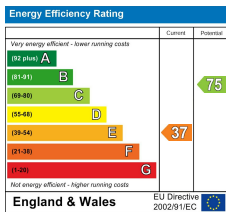
FIRST FLOOR

SECOND 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. 2022



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@robinsonscs.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
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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