





Beckwith Close, Kirk Merrington, DL16 7HE
4 Bed - House - Semi-Detached
Asking Price £190,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

An excellent opportunity to acquire this FOUR BEDROOM SEMI DETACHED TOWN HOUSE which is offered to the market with no onward chain. The property is located on the Beckwith Close development in the heart of Kirk Merrington and lies within easy reach of local shops, schools and amenities one of which is the excellent Kirk Merrington Primary School with superb Ofsted reports. Spennymoor Town Centre lies just under a mile away and the property is well placed for the commuter travelling to nearby Durham City Centre, Darlington and Teesside with the A1 and the A19 being in close proximity providing good road links to other parts of the region. The property will appeal to a variety of purchasers including the young professional market and families alike.

In brief this beautiful family home comprises of ENTRANCE HALL, CLOAKROOM W/C, ATTRACTIVE LOUNGE/ DINING with French doors onto rear garden and ATTRACTIVE FITTED KITCHEN. The first floor offers THREE WELL PROPORTIONED BEDROOMS and IMPRESSIVE FAMILY BATHROOM, whilst to the second floor an IMPRESSIVE MASTER SUITE including DRESSING AREA and EN-SUITE. Externally the property enjoys front DOUBLE DRIVEWAY & easy to maintain garden, while to the rear the property has the added bonus of a well presented mature garden and patio. Early viewing is advised to avoid any disappointment.

Hallway
Radiator and stairs to first floor

W/C
w/c, wash hand basin, radiator, extractor fan

Lounge / Diner
16'4 x 14;9 (4.98m x 4.27m;2.74m)
UPVC, radiator, French doors leading to rear garden

Kitchen
13'2 x 8'0 max (4.01m x 2.44m max)
Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine and dishwasher, stainless steel sink with mixer tap and drainer, radiator, UPVC window, space for fridge freezer.

1st Floor Landing
Radiator. airing cupboard, stairs to Master bedroom

Bedroom Two
14'6 x 8'3 (4.42m x 2.51m)
UPVC Window with lovely outlook, radiator

Bedroom Three
12'1 x 8'3 (3.68m x 2.51m)
UPVC window, radiator

Bedroom Four
8'3 x 6'2 (2.51m x 1.88m)
UPVC window and radiator

Bathroom
White panelled bath, wash hand basin, w/c tiles splash backs, UPVC window, extractor fan

2nd Floor landing
Access to Master Bedroom

Bedroom One
14'9 x 15'9 (4.50m x 4.80m)
UPVC window, radiator, storage cupboard

Dressing Area
9 x 6'4 (2.74m x 1.93m)
Velux window. radiator

En-Suite
Shower cubicle, wash hand basin, w/c, Velux window, tiled splash backs, extractor fan, radiator

Externally
To the front elevation is an easy to maintain garden and double drivway, while to the rear there is a lovely and easy to maintain garden and patio

Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal
Tenure: Freehold
Council Tax: Durham County Council, Band C, approx. £2,271.95 pa
Energy Rating: C

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.











OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

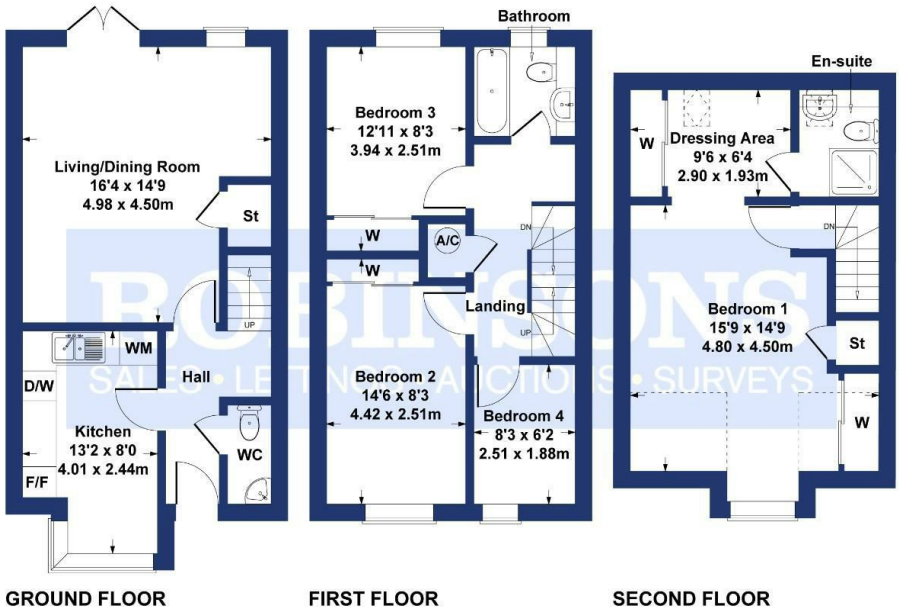
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beckworth close

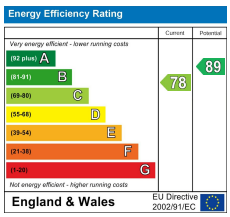
Approximate Gross Internal Area
1154 sq ft - 107 sq m

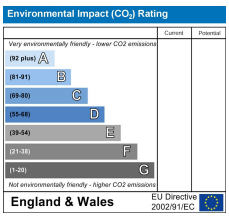


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025





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@robinsonscls.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

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@wynyardfineandcountry.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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS
SALES • LETTINGS • AUCTIONS