

Mulberry Drive, Spennymoor, DL16 7BY
3 Bed - House - Mid Link Terrace
£875 PCM

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A superb example of an IMMACULATE THREE BEDROOM LINK PROPERTY located on the Moorcroft development built by Taylor Wimpey. Ideally located for Spennymoor Town centre, local schools, bus routes and amenities. The property is sure to impress upon viewing and in our opinion would suit a variety of rental applicants. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM, LOUNGE with French doors overlooking larger than average REAR GARDENS, SUPERB CONTEMPORARY STYLE KITCHEN/DINER with integrated appliances, whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE FACILITIES, BEDROOM ONE with contemporary style wardrobes and FAMILY BATHROOM with modern white suite. Externally the property enjoys decent sized REAR GARDENS, TARMAC DRIVEWAY.

NO DSS
PET CONSIDERED
NO SMOKERS
Tenant Earnings £26,400
Guarantor Earnings £31,680

EPC Rating C
Council Tax Band B

Entrance Hall

Staircase to first floor, BT point and storage cupboard.

Cloakroom/w/c

Low level wc, corner pedestal wash hand basin, tiled splashback, chrome effect fittings, extractor fan and Karndean flooring.

Lounge

11'5 x 15'1 (3.48m x 4.60m)

UPVC window to rear elevation, uPVC French doors overlooking rear gardens, double central heating radiator, TV point and Karndean flooring.

Kitchen/Diner

16'1 x 8'4 (4.90m x 2.54m)

Well presented contemporary style range of wall and base units, granite work surfaces, uPVC window to front elevation, stainless steel under mounted sink, chrome effect fittings, integrated washer, dryer, integrated fridge/freezer, ceramic hob, built in electric oven, boiler for domestic hot water and gas central heating, stainless steel splashback, stainless steel chimney style extractor hood, down lights to ceiling, TV point, space for dining room table, single central heating radiator.

Landing

Storage cupboard, loft access, radiator.

Bedroom One

11'5 x 9'7 (3.48m x 2.92m)

UPVC window to front elevation, single central heating radiator and built in contemporary wardrobe.

En-suite

UPVC window to front elevation, single central heating radiator, low level w/c, pedestal wash hand basin, shower cubicle with electric shower, extractor fan, chrome effect fittings.

Bedroom Two

10'6 x 7'0 (3.20m x 2.13m)

UPVC window to rear elevation and single central heating radiator.

Bedroom Three

8'6 x 7'9 (2.59m x 2.36m)

UPVC window to rear elevation and single central heating radiator.

Bathroom

Fitted with a modern white suite comprising of panelled bath, pedestal wash hand basin, low level wc, chrome effect fittings, part tiled walls, feature wall mounted mirror and single central heating radiator.

Externally

To the front of the property there is a tarmac driveway, whilst to the rear a larger than average enclosed gardens with gated access, lawned area and paved patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,807.80 p.a

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.



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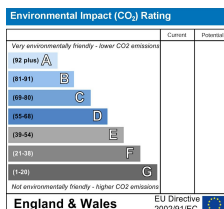
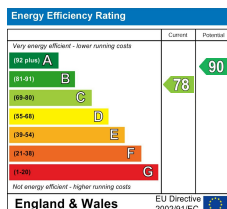
Mulberry Drive
Approximate Gross Internal Area
845 sq ft - 78 sq m



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. 2019



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
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