



Birch Park Avenue, Spennymoor, DL16 6NU  
4 Bed - House - Detached  
£1,300 PCM

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Robinsons are thrilled to present this exquisite four bedroom detached property on the prestigious Durham Gate development, where modern elegance meets spacious, family-friendly living. This beautifully presented residence is tastefully decorated with high-quality fixtures and fittings throughout. Key features include a generous lounge with a striking media wall, a contemporary open-plan kitchen/dining room with appliances, four spacious double bedrooms (master with en-suite), a sleek family bathroom, a double-length driveway, garage, and a larger-than-average, rear garden ideal for relaxation or entertaining. This beautiful family home is Superbly located, the property benefits from excellent transport links via the A1M and A167, offering swift access to Durham City (7 miles), Darlington, and Newcastle, with nearby bus routes ensuring seamless commuting. The property is within the catchment of Spennymoor's top-rated schools and a short drive from the town center's vibrant shops, cafes, and Jubilee Park, this stunning home combines luxury, practicality, and a prime location. Early viewing is highly recommended to secure this exceptional property and avoid disappointment.

In brief the property comprises of entrance hallway, spacious lounge, beauty room, open plan kitchen / dining room, ground floor cloak room. To the first floor is a large landing which gives access to four double bedrooms, master with en-suite and family room. Externally to the front elevation is a easy to maintain garden, double length driveway and garage to the rear elevation is a large enclosed garden and patio

EPC Rating B  
Council Tax Band E  
No Pets  
No Smokers  
Bond: £1,300  
Tenant Earnings: £23,400  
Guarantor Earnings: £23,400

#### Hallway

Radiator, stairs to first floor, storage cupboard.

#### W/C

W/C, wash hand basin, tiled splashbacks.

#### Lounge

15'5 x 12'6 max points (4.70m x 3.81m max points)

Quality flooring, uPVC window, radiator, media wall with inset electric fire.

#### Kitchen/Diner

26'4 x 10'5 max points (8.03m x 3.18m max points)

Modern white wall and base units, integrated oven, hob, extractor fan, dishwasher, washing machine, fridge freezer, quartz worktops with inset sink and splashbacks, space for dining room table, spotlights, uPVC window, tiled flooring, french doors leading to rear.

#### Beauty Room

10'0 x 6'8 (3.05m x 2.03m )

UPVC window, radiator.

#### Landing

Quality flooring, radiator, loft access, airing cupboard.

#### Bedroom One

12'3 x 12'7 (3.73m x 3.84m )

Fitted wardrobes, quality flooring, radiator, uPVC window.

#### En-Suite

Double shower cubicle, wash hand basin, W/C, fully tiled, chrome towel radiator, extractor fan, uPVC window.

#### Bedroom Two

13'9 x 10'2 (4.19m x 3.10m)

UPVC window, radiator, fitted wardrobes.

#### Bedroom Three

10'8 x 9'0 + robes (3.25m x 2.74m + robes)

UPVC window, radiator.

#### Bedroom Four

11'2 x 10'2 max points (3.40m x 3.10m max points)

UPVC window, radiator.

#### Bathroom

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

#### Externally

To the front elevation is an easy to maintain garden and double length driveway and garage. While to the rear there is a lovely, large garden and patio.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band: E approx. £3,123.91 pa

Energy Rating: B

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.

#### Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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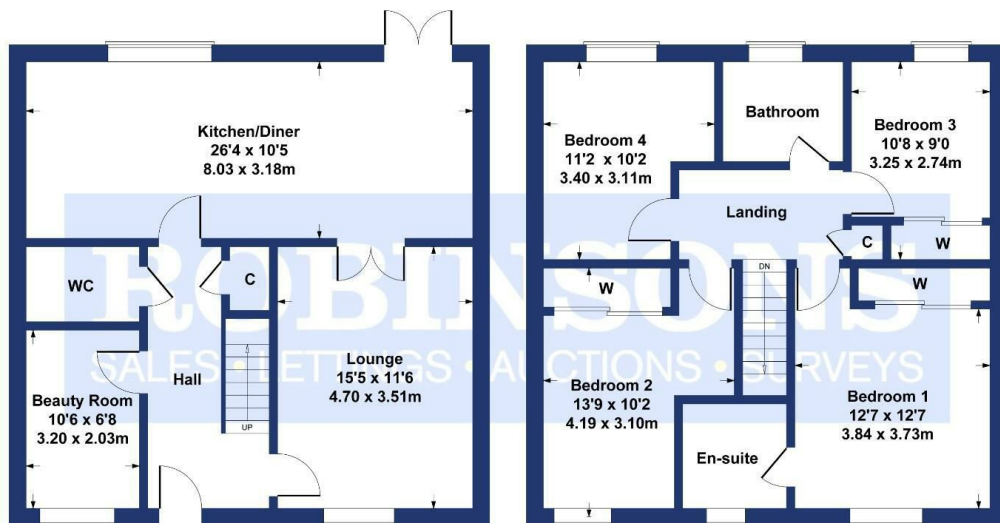
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Strategic Marketing Plan

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## Birch Park Avenue

Approximate Gross Internal Area  
1387 sq ft - 129 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	94
(85-91)	B		
(69-84)	C		
(54-68)	D		
(39-53)	E		
(23-38)	F		
(9-22)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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