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2 The Spinney, Spennymoor, DL16 6HZ

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Offers In The Region Of £180,000

Spacious three bedroomed semi-detached family home pleasantly positioned on The Spinney in Spennymoor. The property benefits from having new windows, doors (with stable door to the front entrance), and flat roof along with a single garage and driveway with EV charger. Situated within close proximity to the town centre, there is easy access available to a range of amenities within the town including schools, supermarkets, local businesses, retail stores and restaurants. There is an extensive public transport system in the area providing regular bus services to neighbouring towns and villages as well as further afield places such as Durham, Darlington and Newcastle. The A689 is close by providing access to the A1(M) both North and South. Ideal for investors or first time buyers alike.

In brief, the property comprises; an entryway leading into the kitchen, dining room, open-plan living and dining area with adjoining garden room and shower room to the ground floor. The first floor consists of the master bedroom, two further double bedrooms and family bathroom. Externally to the front, there is a large block-paved driveway with EV charging port and single garage allowing off street parking for multiple cars. To the rear, there is a sizable garden, fully enclosed and mainly laid to lawn with perimeter borders, summerhouse and patio space ideal for outdoor seating and furniture.

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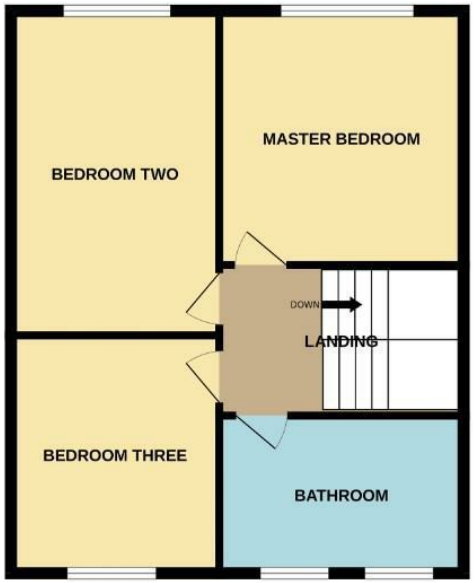
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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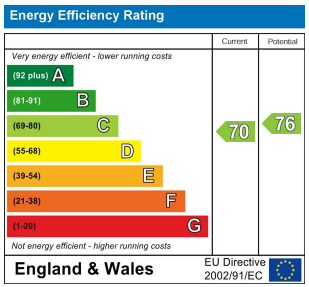
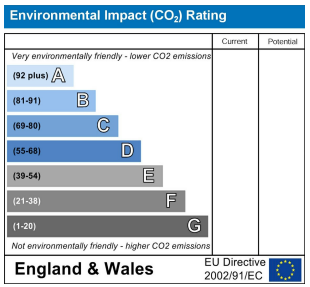




Kitchen
12'11" x 10'5"
The modern kitchen is fitted with a range of wall, base and drawer units, complementing wood work surfaces, tiles splashbacks and ceramic sink/drainer along with a free standing oven and overhead extractor hood. Space is available for further free standing appliances.

Dining Room
11'5" x 8'2"
Another large reception room with ample space for furniture and window to the side elevation.

Living/Dining Room
12'1" x 11'9"
Situated to the rear of the property is the open-plan living and dining area, well proportioned with plenty of space for both living furniture along with a dining table and chairs. Benefiting from electric fire with feature surround, contemporary decor and large floor to ceiling window offering lots of natural light.

Garden Room
8'0" x 7'10"
Adjoined to the dining area is the garden room which offers a great additional seating space again with floor to ceiling window and newly fitted bi-fold doors allowing access into the rear garden.

Shower Room
8'1" x 4'7"
Ground floor shower room fitted with a walk-in shower, WC and wash hand basin.

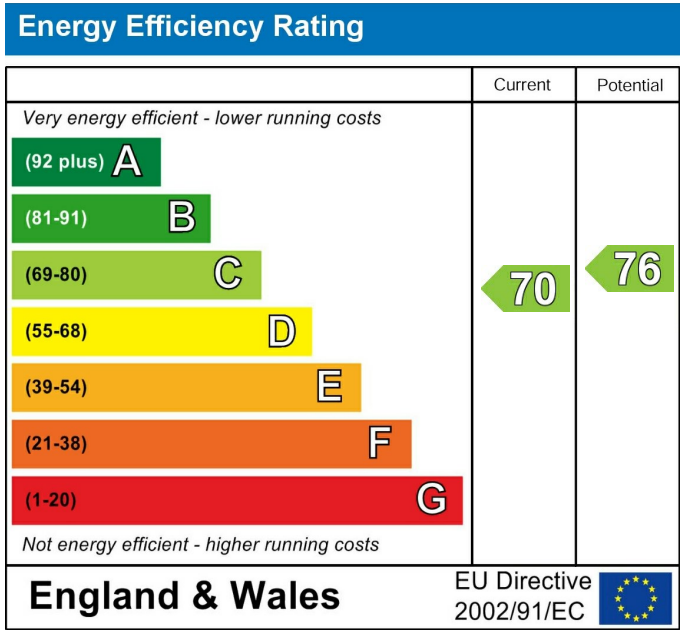
Master Bedroom
12'1" x 11'9"
Generously sized master bedroom with space for a king-sized bed, further furniture and window to the rear elevation.

Bedroom Two
14'11" x 9'8"
Another well proportioned double bedroom with fitted storage cupboard and window to the rear elevation.

Bedroom Three
12'2" x 9'9"
A final large double bedroom with window to the front elevation.

Bathroom
11'9" x 5'6"
The family bathroom is fitted with a panelled bath, corner shower cubicle, WC and wash hand basin. Dual windows to the front elevation.

External
Externally to the front, there is a large block-paved driveway with EV charging port and single garage allowing off street parking for multiple cars. To the rear, there is a sizable garden, fully enclosed and mainly laid to lawn with perimeter borders, summerhouse and patio space ideal for outdoor seating and furniture.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.