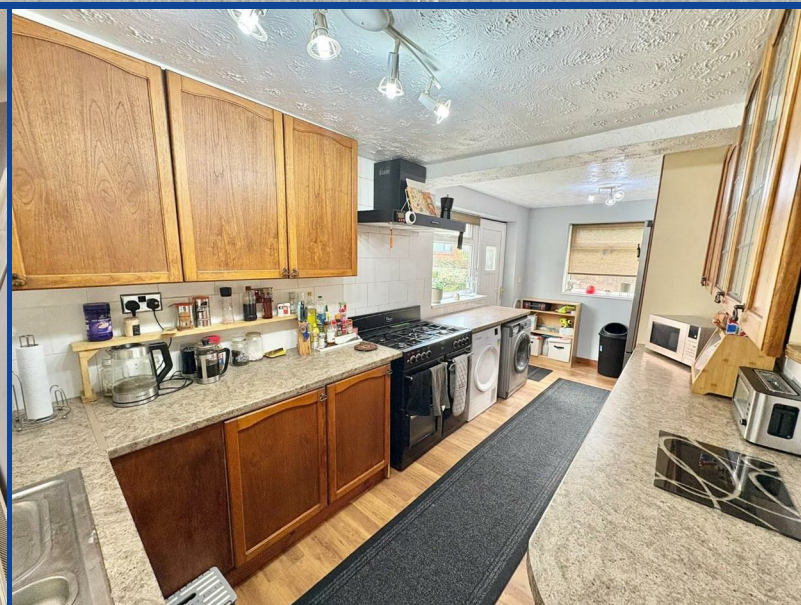




Brook Street, Spennymoor, DL16 6DR
3 Bed - House - Detached
£199,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this distinctive and deceptively spacious three-bedroom detached home, ideally situated within walking distance of a wide range of local shops, schools, and everyday amenities. The property is also perfectly positioned for commuters, with excellent transport links via the A1(M) and A19 providing easy access to Durham City, Darlington, Teesside, and beyond.

This versatile home offers an abundance of living space and boasts a range of attractive features, including two kitchens, two bathrooms, a useful ground floor bedroom with self-contained facilities, easy-to-maintain gardens, a garage, UPVC double glazing, and gas central heating throughout.

Briefly comprising: a welcoming entrance hallway with staircase leading to the first floor, a spacious lounge, separate dining room, fitted kitchen, conservatory, and a versatile ground floor third bedroom complete with its own kitchen and bathroom, making it ideal for multi-generational living, guest accommodation, or those seeking additional independence. To the first floor are two generous double bedrooms and a well-appointed family bathroom. Externally, the property benefits from a garage providing useful off-road parking and storage. To the rear, there is a private enclosed garden with patio seating area and walled boundaries, creating an ideal space for outdoor entertaining and relaxation.

Properties of this nature rarely come to the market. Early viewing is strongly recommended to fully appreciate the size, flexibility, and unique accommodation this impressive home has to offer.

Hallway

Stairs to 1st floor

Lounge

15'9 x 14'8 (4.80m x 4.47m)

Wood effect flooring, UPVC window, radiator, gas fire & surround

Dining room

16'0 x 12'0 (4.88m x 3.66m)

UPVC window, radiator

Sunroom

11'6 x 8'5 (3.51m x 2.57m)

Access to rear

annex lounge

14'5 x 9'7 (4.39m x 2.92m)

UPVC window, radiator

Annex bedroom

14'6 x 5'9 (4.42m x 1.75m)

UPVC window, radiator, wood effect flooring

Kitchen annex

8'0 x 4'8 (2.44m x 1.42m)

Wall & base units, gas cooker point, stainless steel sink with mixer tap & drainer, UPVC window, radiator, tiled splash backs

Annex bathroom

9'3 x 6'4 (2.82m x 1.93m)

Shower, wash hand basin, w/c, radiator, UPVC window, tiled splash backs

Kitchen

18'7 x 7'6 (5.66m x 2.29m)

Wall & base units, stainless steel sink with mixer tap & drainer, space for fridge freezer, tiled splash backs, plumbed for washing machine, space for dryer, UPVC window, wood effect flooring, space for range oven, extractor fan

Landing

Access to bedrooms

Bedroom one

15 '9 x 14'8 (4.57m '2.74m x 4.47m)

UPVC windows, radiator

Bedroom two

15'9 x 12'2 (4.80m x 3.71m)

UPVC windows, radiator, storage cupboard, fitted wardrobe

Bathroom

White panelled bath with shower over, wash hand basin , w/c, airing cupboard, UPVC window, chrome towel radiator

Externally

To the rear there is a good sized garden & patio which wraps around to the side garden & patio

Garage

16'6 x 9'4 (5.03m x 2.84m)

Power & lighting

Agent Notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – n/a

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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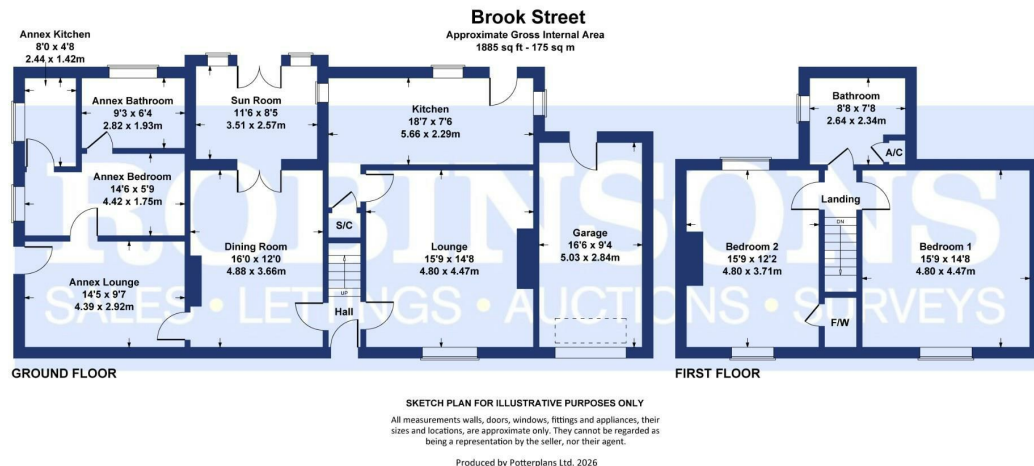
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	56	
EU Directive 2002/91/EC		
England & Wales		

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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 efficient 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.



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