



Woodward Road, Spennymoor, DL16 7US
2 Bed - Coachhouse
Offers Over £119,000

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AN EXCEPTIONAL HOME – BEAUTIFULLY PRESENTED THROUGHOUT

A superb opportunity to acquire a stylish and immaculately presented home on the ever-popular Merrington Park development. A true credit to its current owner, this attractive property combines contemporary style with comfortable modern living and is ready to move straight into.

Ideally located approximately a 10-minute walk from Spennymoor Town Centre, the property enjoys convenient access to a range of local shops, schools, leisure facilities and everyday amenities. Excellent road links to Durham City, Darlington and Teesside also make this an ideal choice for commuters.

Beautifully maintained throughout, the property will appeal to first-time buyers, professional couples and those seeking a home that offers both style and convenience.

The accommodation briefly comprises a welcoming entrance hallway with staircase to the first floor, leading into a stylish and generously proportioned lounge. An attractive archway opens into the superb contemporary kitchen/breakfast room, creating a sociable space ideal for everyday living and entertaining.

To the first floor are two well-proportioned bedrooms, both benefiting from fitted wardrobes, together with a modern and attractive family bathroom.

Externally, the property benefits from allocated parking and a single garage, providing convenient and secure off-road parking.

Further benefits include uPVC double glazing and gas central heating throughout.

Offering an appealing combination of presentation, location and practical living space, this lovely home is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate all that this property has to offer.

EPC Rating: C
Council Tax Band: B

Entrance Hall

Staircase to first floor and single central heating radiator.

Landing

UPVC window to rear elevation, single central heating radiator, large storage cupboard and double storage cupboard, quality flooring.

Lounge

17'5 x 13'3 (5.31m x 4.04m)

Two uPVC bay windows to front elevation, double central heating radiator, quality flooring, BT point, TV point and archway to kitchen/breakfast room.

Kitchen/Diner

13'6 x 7'1 (4.11m x 2.16m)

A range of contemporary high gloss wall and base units with contrasting work surfaces, stainless steel sink and mixer tap, plumbing for automatic washing machine, stainless steel gas hob, stainless steel splashback, split level electric oven, integrated fridge/freezer, stainless steel chimney style extractor hood, double central heating radiator, uPVC window to rear elevation, boiler for domestic hot water and gas central heating.

Bedroom One

11'1 x 10'3 (3.38m x 3.12m)

UPVC window to front elevation, single central heating radiator and double built in wardrobes, quality flooring.

Bedroom Two

11'1 x 10'3 max points (3.38m x 3.12m max points)

UPVC window to front elevation, single central heating radiator, quality flooring and storage cupboard.

Bathroom

Fitted with a modern white suite comprising of panelled bath, over bath mains fed shower and screen, pedestal wash hand basin, low level w/c, chrome effect fittings, part tiled walls, single central heating radiator, extractor fan and uPVC window to rear elevation.

Externally

There is a blocked paved driveway leading to single garage with up and over door, power and lighting.

Agent notes

Council Tax: Durham County Council, Band B
Tenure: Freehold

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

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 – yes

Probate –NA

Rights & Easements – None known

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 – None known

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

Accessibility/Adaptations – stair access only, no lift

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 Council Tax: Durham County Council, Band A

Property Construction – Non Standard - Standard

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Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

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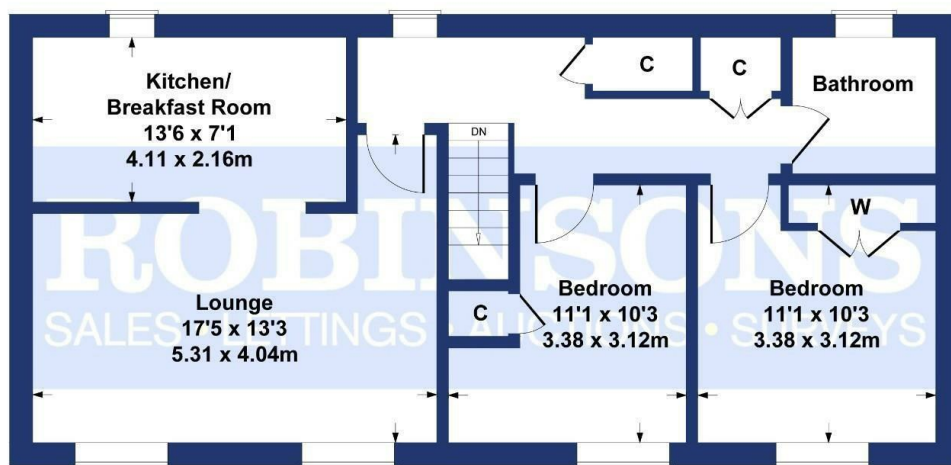
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodward Road

Approximate Gross Internal Area
679 sq ft - 63 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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@robinsonswynyrd.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 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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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
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