



Thirlmere, DL16 6UE  
2 Bed - House - Mid Terrace  
£82,500

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

- \* IDEAL STARTER HOME
- \* TWO BEDROOM MID LINK HOUSE
- \* GOOD SIZED REAR GARDEN
- \* GARAGE IN BLOCK NEARBY
- \* POPULAR RESIDENTIAL DEVELOPMENT
- \* MODERN KITCHEN
- \* ATTRACTIVE FITTED WARDROBES
- \* MODERN BATHROOM SUITE

The floorplan briefly comprises of -  
ENTRANCE HALL, leading to LOUNGE with patio doors overlooking good sized rear GARDENS, modern grey fitted KITCHEN. Whilst to the FIRST FLOOR, two well proportioned BEDROOMS, both with attractive fitted WARDROBES, one housing cupboard with recently fitted combi boiler in 2017, BATHROOM with modern suite and over bath shower. Externally, the property enjoys front and rear GARDENS and GARAGE in a block nearby.

The property is located on the ever popular Greenways Development being within a short walk of Spennymoor Town Centre, local shops, schools and amenities, ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good transport links to other parts of the region.

#### EXTERNAL

#### KITCHEN

9'3 x 5'9 (2.82m x 1.75m)

#### LOUNGE

14'9 x 12'0 (4.50m x 3.66m)

#### BEDROOM ONE

12'0 x 8'2 (3.66m x 2.49m)

#### BATHROOM

#### BEDROOM TWO

12'0 x 8'6 (3.66m x 2.59m)





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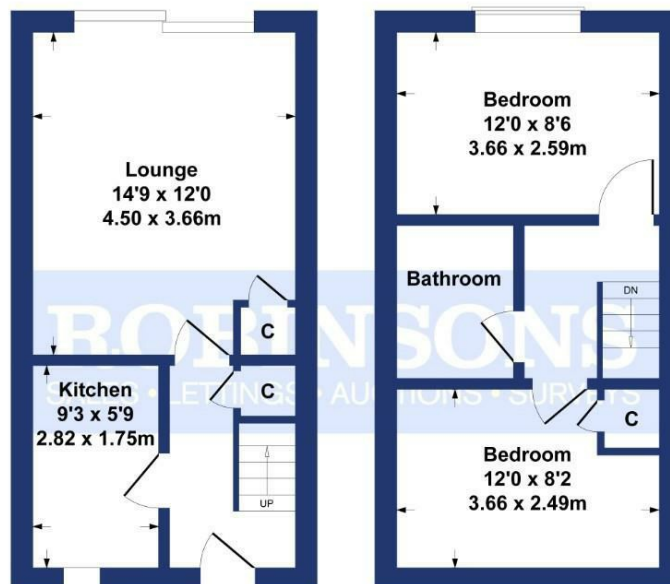
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Thirlmere

Approximate Gross Internal Area  
588 sq ft - 55 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. 2021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-95)	A (91-95)
B (81-90)	B (81-90)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
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 (91-95)	A (91-95)
B (81-90)	B (81-90)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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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.

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