



RYAN JAMES

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29 Spencer Road, Spennymoor DL16 7WA

£195,000

An opportunity to purchase this well presented modern four bedroom detached family home is situated on an enviable plot on the newly built, in-demand 'Merrington Park' development on the outskirts of Spennymoor, located a short distance away from the town centre which offers a range of amenities & schooling. The property offers accommodation on two levels including an entrance hall, a cloakroom/wc, a lounge, a modern fitted kitchen/diner with patio doors opening to the rear garden, a first floor landing, a master bedroom with an en suite shower room, a further three sizeable bedrooms and a house bathroom. To the exterior of the property, there is a detached garage with a lengthy driveway providing ample off street parking for a number of vehicles, a low maintenance front garden with a path leading to the front elevation whilst to the rear an enclosed garden with a private raised decked seating area. With the added benefits of gas central heating, double glazing and the remainder of its NHBC warranty viewing is highly recommended to appreciate the size, location, presentation and plot of the accommodation on offer. EPC 'B'.



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The Accommodation Compromises

Entrance Hall

With a double glazed door to the front elevation, laminate flooring, under stairs storage cupboard and radiator.

Living Room

16'4" x 11'9" (5.0 x 3.6)

With a double glazed bay window to the front elevation, high quality floor covering, TV & telephone point and radiator.

Open Plan Kitchen/Diner

19'0" x 14'9" (5.8 x 4.5)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, single drainer sink unit with mixer tap over, integrated electric eye level oven & gas hob, extractor hood & light, space for a dishwasher, fridge freezer, radiator, storage cupboard housing a wall mounted gas combination boiler & space for washing machine. work surface and double glazed window with patio doors to the rear elevation.

Cloakroom/WC

With a low level w.c., pedestal wash hand basin, tiled splashback, extractor fan, radiator and double glazed window to the side elevation.

First Floor Landing

With access to the roof space, storage cupboard and double glazed window to the side elevation.

Master Bedroom

11'9" x 9'10" (3.6 x 3.0)

With a double glazed window to the front elevation, fitted wardrobes and radiator.

En Suite Shower Room

Including a modern three piece suite comprising of a double step in shower cubicle, pedestal wash hand basin, low level w.c., tiled splashback, radiator, extractor fan, shaver point and wall-mounted mirror.

Bedroom Two

10'9" x 9'10" (3.3 x 3.0)

With a double glazed window to the rear elevation and radiator.

Bedroom Three

8'6" x 7'6" (2.6 x 2.3)

With a double glazed window to the rear elevation and radiator.





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Bedroom Four

8'5" x 6'7" (2.59 x 2.01)

With a double glazed window to the front elevation, fitted wardrobes and radiator.

House Bathroom

Including a modern three piece suite comprising of a panelled bath with shower attachment, pedestal wash hand basin, low level w.c., part tiled walls, tiled splash back, radiator, wall mounted mirror, extractor fan and double glazed window to the side elevation.

Exterior

Front Garden

A low maintenance front garden laid with gravel & slate, mature shrub borders, gated access to the rear garden and a path leading to the front elevation.

Detached Garage

With up & over garage door and the benefit of light & power.

Off Street Parking

A lengthy block paved driveway providing ample off street parking for a number of vehicles.

Rear Garden

A low maintenance rear garden with a private decked seating area, planted borders, decorative gravel, fenced boundaries and timber framed storage shed.

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737483 to book an appointment.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Viewing

Viewing is Strictly By Appointment Only.

Freehold

Ryan James Estate Agents believes the property is freehold but we





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always recommend verifying this with your solicitor should you decide to purchase the property.

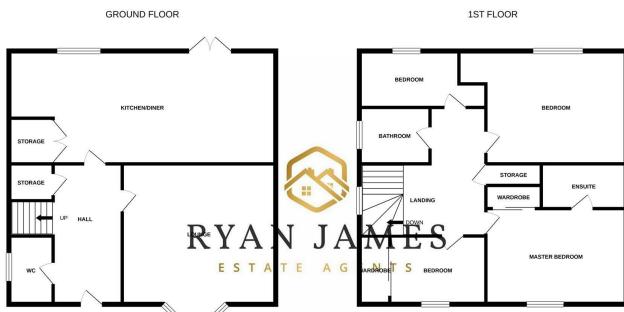
1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.



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Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should not be used for legal purposes or any statement. This plan is for illustrative purposes only and should not be used for legal purposes or any statement. The floorplan is for illustrative purposes only and should not be used for legal purposes or any statement. The floorplan is for illustrative purposes only and should not be used for legal purposes or any statement. Made with Metropix ©2022



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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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			
England & Wales	EU Directive 2002/91/EC		

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

