



Whitworth Meadow, Spennymoor, DL16
7BH
3 Bed - House - Detached
Reduced To £185,000

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A superb opportunity to acquire this rarely available THREE BEDROOM DETACHED HOUSE located in the sought after area of Whitworth Meadows . This small residential development is conveniently located for access to local shops, schools and amenities and Spennymoor Town centre is approximately a mile away. Ideal for the commuter travelling to Durham City, Darlington and Teesside and the A1 is approximately three to four mile away. This lovely family home sits on a much larger than average plot with SPACIOUS GARDENS to FRONT and REAR and PARKING for several vehicles. The property benefits from UPVC DOUBLE GLAZING installed by Pennine Windows and GAS CENTRAL HEATING. The property briefly comprises of ENTRANCE HALL, RECENTLY REFITTED CLOAKROOM, LOUNGE with feature fire surround and bay window, opening to DINING ROOM leading to CONSERVATORY with views over REAR GARDEN, KITCHEN/BREAKFAST ROOM, useful UTILITY ROOM, whilst to the first floor THREE well-proportioned BEDROOMS and SUPERB RECENTLY REFITTED FAMILY BATHROOM. Externally the property enjoys FRONT & REAR GARDENS, DRIVEWAY leading to SINGLE GARAGE. In more detail the accommodation comprises of

Entrance Hallway

Staircase to first floor with spindle style balustrade, single central heating radiator, dado rail, coving to ceiling, under stairs storage cupboard, TV point, textured ceiling and double doors leading to lounge

Cloakroom/WC

Refitted low level wc and vanity unit with a vanity basin and chrome mixer tap, tiled splashback, single central heating radiator, textured ceiling, coving, laminate flooring and uPVC double glazed frosted window to front elevation

Lounge

13'8 x 10'8 (4.17m x 3.25m)

UPVC double glazed bay window to front elevation, double central heating radiator, textured ceiling, coving, feature fire place with marble hearth and back with an electric inset fire, TV point and opening to dining room

Dining Room

9'7 x 9'3 (2.92m x 2.82m)

Double glazed patio doors leading to conservatory, single central heating radiator, coving and textured ceiling

Conservatory

9'3 x 8'9 (2.82m x 2.67m)

UPVC double glazing, french doors leading to garden, ceiling fan and laminate flooring

Kitchen

11'7 x 9'7 (3.53m x 2.92m)

A range of wall and base units with contrasting work surfaces, laminate flooring, plumbing for dishwasher, tiled splashbacks, textured ceiling, TV point, coving, single central heating radiator and uPVC double glazed window to rear elevation

Utility Room

7'9 x 7'7 (2.36m x 2.31m)

A range of base and drawer units with contrasting work surfaces, plumbing for automatic washing machine, one and a half bowl sink and mixer tap, coving to ceiling, boiler for domestic hot water and gas central heating, tiled splashbacks, single central heating radiator, chrome effect fittings, ceiling hatch to roof void of garage and uPVC double glazed window to side elevation

First Floor

Landing

Access to loft. airing cupboard incorporating a hot water tank, dado and textured ceiling

Bedroom One

12'8 x 10'6 (3.86m x 3.20m)

Double glazed window to rear elevation with secondary glazed unit, double central heating radiator, textured ceiling, coving, dado and built in mirrored sliding wardrobes

Bedroom Two

10'6 x 8'2 (3.20m x 2.49m)

UPVC double glazed window to rear elevation with secondary glazed units double central heating radiator, textured ceiling and coving and built in sliding mirrored wardrobes

Bedroom Three

9'6 x 8'8 (2.90m x 2.64m)

UPVC window to front elevation with secondary glazed units, single central heating radiator, textured ceiling, coving and built in storage cupboard

Bathroom

Superbly refitted with a modern white suite comprising of panelled bath with shower head attachment, shower cubicle with mains fed shower, back to wall wc with concealed cistern, a range of vanity unit with contrasting granite effect surfaces, built in vanity unit with vanity sink and chrome tap, chrome ladder style radiator, fully tiled walls, waterproof cladding to ceiling with inset downlighters, kardean flooring and uPVC double glazed frosted window to front elevation

Externally

To the front of the property there is spacious gardens laid to lawn with a variety of shrubbery and flowers, block paved driveway with ample parking for a number of vehicles leading to attached single garage with up and over door, power and lighting and external light. Side access to spacious rear gardens mainly laid to lawn with established flower beds and a variety of shrubbery and trees, paved patio area and a second paved patio area to the rear of the garden, storage shed to side, outside tap and electric point and security light.



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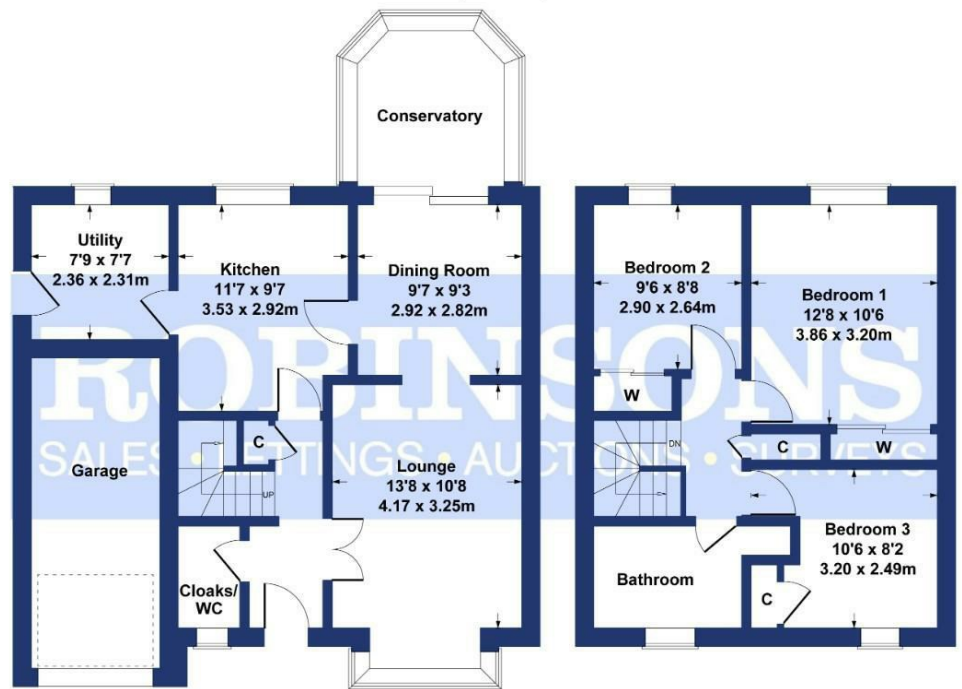
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitworth Meadows

Approximate Gross Internal Area
1072 sq ft - 100 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B1-B7	B		
C1-C9	C		
D1-D10	D		
E1-E11	E		
F1-F13	F		
G1-G15	G		
Not energy efficient - higher running costs			
England & Wales		69	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B1-B11	B		
C1-C17	C		
D1-D22	D		
E1-E27	E		
F1-F39	F		
G1-G52	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		67	82

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