



**Alnwick Drive, Whitworth Park, DL16 7GE**  
**3 Bed - House - Detached**  
**£159,950**

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Offered to the market with Vacant Possession, Situated in our opinion on one of the most desirable recently constructed residential development in the area Whitworth Park and sits approximately half a mile from Spennymoor Town centre and local amenities. We offer to the market this THREE BEDROOM Bellway built DETACHED HOUSE with vacant possession and a South Facing GARDEN. In our opinion the property should suit a variety of purchasers including the growing family and benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and SECURITY ALARM SYSTEM. The property in brief comprises of HALLWAY, LOUNGE with feature fire surround and french doors to REAR GARDENS, DINING ROOM, ATTRACTIVE KITCHEN, USEFUL UTILITY ROOM, CLOAKROOM/WC, whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. Externally the property enjoys FRONT & REAR GARDENS, DRIVEWAY leading to SINGLE GARAGE. In more detail the accommodation comprises of

### Entrance Hall

Double central heating radiator, security alarm pad and staircase to first floor

### Lounge

19'2 x 10' (5.84m x 3.05m)

UPVC window to front elevation, two double central heating radiators, TV point, uPVC french doors over looking rear gardens, marble feature fire surround, electric fire, marble heath and back and plaster coving

### Dining Room

10'8 x 10'5 (3.25m x 3.18m)

UPVC window to front elevation, double central heating radiator, plaster coving, bamboo flooring, and under stairs storage cupboard

### Kitchen

8'7 x 8'4 (2.62m x 2.54m)

UPVC window to rear elevation, a range of wall and base units with contrasting work surfaces, stainless steel one and a half bowl sink and mixer tap, stainless steel gas hob, stainless steel chimney style extractor hood, stainless steel electric oven, tiled flooring and single central heating radiator

### Utility Room

Boiler for domestic hot water and gas central heating, tiled flooring and single central heating radiator

### Cloakroom/WC

Low level wc, pedestal wash hand basin, chrome effect fittings, tiled splashback, single central heating radiator and extractor hood

### First Floor

### Landing

Airing cupboard and loft access

### Bedroom One

10'9 x 9'5 (3.28m x 2.87m)

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

### En-Suite

Low level wc, pedestal wash hand basin, double shower cubicle with mains fed shower, single central heating radiator, ceramic floor tiles, chrome effect fittings, uPVC window to side elevation and extractor fan

### Bedroom Two

11'3 x 10'2 (3.43m x 3.10m)

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

### Bedroom Three

10'4 x 9'8 (3.15m x 2.95m)

UPVC window to rear elevation and single central heating radiator

### Bathroom

Low level wc, panelled bath, pedestal wash hand basin, chrome effect fittings, part tiled walls, tiled flooring, extractor fan, central heating radiator and uPVC window to rear elevation

### Externally

To the front of the property there are small lawned areas whilst to the rear enclosed south facing garden with gated access, there is a single garage with up and over door, power and lighting





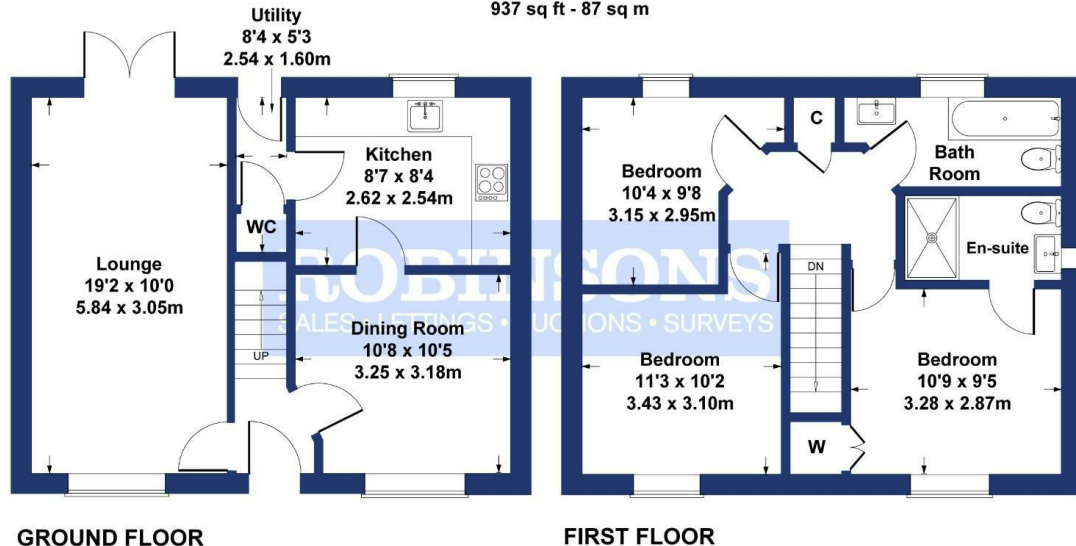


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## Alnwick Drive

Approximate Gross Internal Area  
937 sq ft - 87 sq m



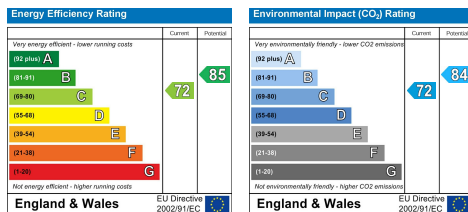
GROUND FLOOR

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. 2018



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