



Abbey Green, Spennymoor, DL16 6PD  
3 Bed - House - Semi-Detached  
£124,995

**ROBINSONS**  
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Sensibly priced to attract an early sale. We offer to the market this THREE BEDROOM SEMI DETACHED HOUSE located on the popular Durham Gate development being within a stones throw of Spennymoor Town centre, local shops, schools and amenities, yet conveniently located for access to nearby Durham City, Darlington and Teesside. The property is still under the NHBC Guarantee and the property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. The property briefly comprises of ENTRANCE HALL, CLOAKROOM, LOUNGE with french doors overlooking REAR GARDENS, ATTRACTIVE FITTED KITCHEN/BREAKFAST ROOM, whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE and FITTED WARDROBES and FAMILY BATHROOM. Externally the property enjoys FRONT & REAR GARDENS and DRIVEWAY for two cars. In more detail the accommodation comprises of

#### **Entrance Hall**

Laminate flooring, single central heating radiator, staircase to first floor with spindle style balustrade and under stairs storage cupboard

#### **Cloakroom/WC**

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

#### **Lounge**

UPVC french doors to rear gardens, laminate flooring and TV point

#### **Kitchen**

Fitted with a range of ivory wall and base units with contrasting work surfaces, stainless steel gas hob, stainless steel splashback, stainless steel chimney style extractor hood, wine rack, stainless steel one and a half bowl sink with mixer tap, split level oven, single central heating radiator, uPVC window to front elevation, integrated dishwasher and integrated fridge/freezer

#### **First Floor**

##### **Landing**

Cupboard and boiler for domestic hot water and gas central heating

##### **Bedroom One**

UPVC window to rear elevation, single central heating radiator and built in sliding mirrored wardrobes

##### **En-Suite**

UPVC window to side elevation, low level wc, pedestal wash hand basin, chrome effect fittings, part tiled walls, shower cubicle with electric shower and down lights to ceiling

##### **Bedroom Two**

UPVC window to front elevation and single central heating radiator

##### **Bedroom Three**

UPVC window to rear elevation and single central heating radiator

##### **Bathroom**

Fitted with a modern white suite comprising of panelled bath, pedestal wash hand basin, low level wc, chrome effect fittings, part tiled walls, uPVC window to front elevation, single central heating radiator and extractor fan

##### **Externally**

To the front of the property there are enclosed front gardens mainly laid to lawn with shrubbery and hedge, rear enclosed gardens and driveway or off street parking for two vehicles





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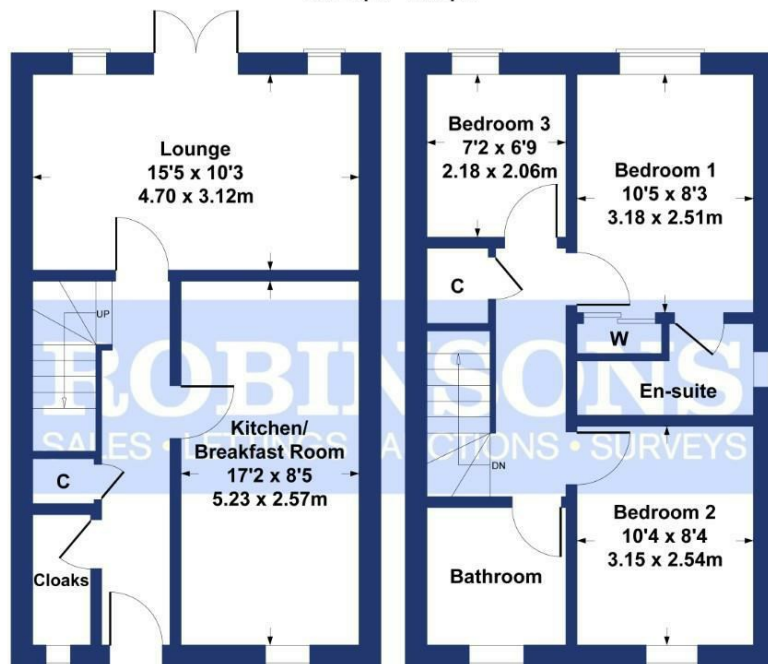
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## Abbey Green

Approximate Gross Internal Area  
830 sq ft - 77 sq m



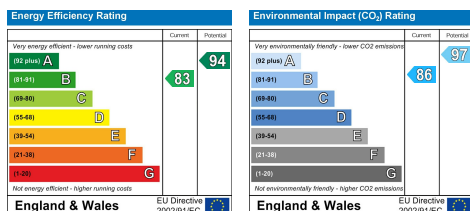
GROUND FLOOR

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. 2020



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