



**South Court, DL16 7BL**  
**4 Bed - House**  
**£210,000**

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

- \* SMALL DESIREABLE DEVELOPMENT
- \* IMMACULATE FOUR BEDROOM DETACHED HOME
- \* REFITTED BATHROOM
- \* REAR GARDEN NOT OVERLOOKED
- \* ATTRACTIVE CONSERVATORY
- \* FITTED WARDROBES TO THREE BEDROOMS

THE FLOORPLAN BRIEFLY COMPRISES OF -  
 ENTRANCE HALL with staircase to FIRST FLOOR, LOUNGE with bay window, feature fire surround with living flame gas fire, archway to DINING ROOM, french doors to attractive CONSERVATORY, KITCHEN/BREAKFAST room with integrated cooking facilities, REAR LOBBY, CLOAKROOM/WC. Whilst to the FIRST FLOOR, FOUR WELL PROPORTIONED BEDROOMS, three with FITTED WARDROBES, MASTER BEDROOM with RE-FITTED ENSUITE, refitted BATHROOM.

Whilst Externally, the property has front and rear gardens, driveway leading to single garage. This property lies on this small, sought after development on the outskirts of Spennymoor yet still close to local shops, schools and amenities within Spennymoor Town Centre. Well placed for the commuter travelling to nearby Durham City Centre, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region.

#### **KITCHEN/BREAKFAST AREA**

14'9 x 11'9 (4.50m x 3.58m)

#### **DINING ROOM**

11'9 x 9'0 (3.58m x 2.74m)

#### **LOUNGE**

14'9 x 12'5 (4.50m x 3.78m)

#### **BEDROOM ONE**

12'6 x 9'8 (3.81m x 2.95m)

#### **BEDROOM TWO**

12'0 x 9'4 (3.66m x 2.84m)

#### **BEDROOM THREE**

11'9 x 8'2 (3.58m x 2.49m)

#### **BEDROOM FOUR**

9'8 x 7'9 (2.95m x 2.36m)

#### **BATHROOM**

#### **EN-SUITE**

#### **WC**

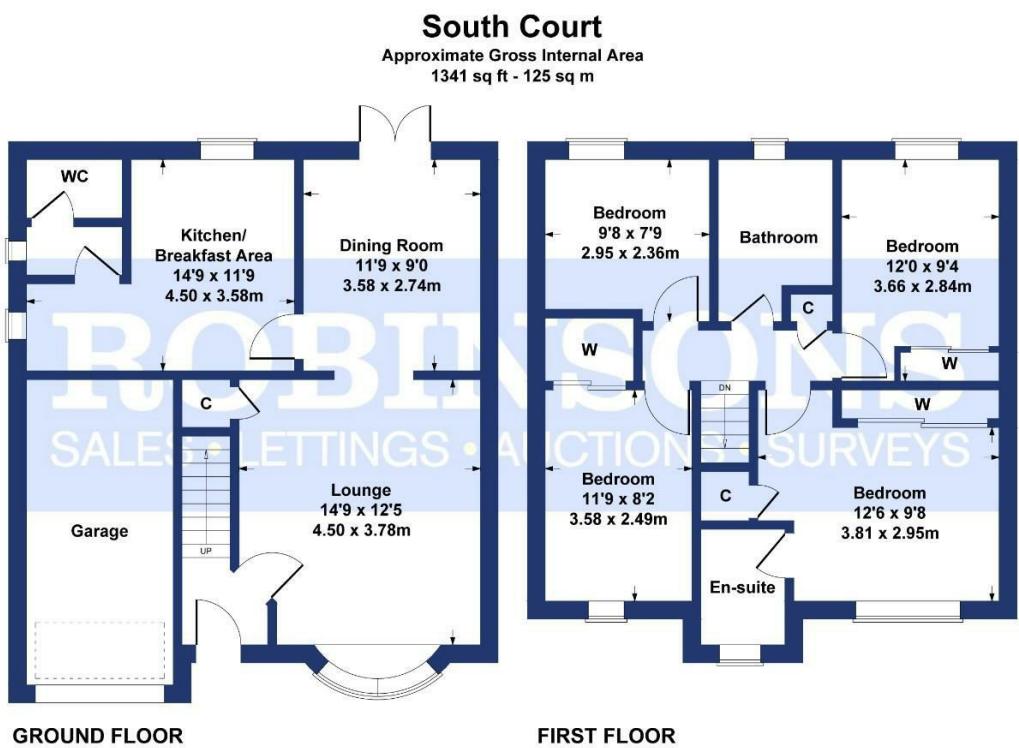
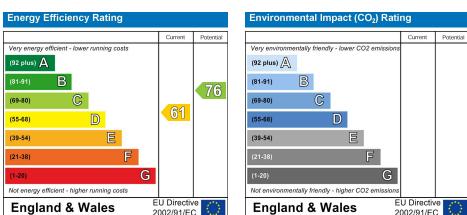
#### **EXTERNAL**

#### **CONSERVATORY**



# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager



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

## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet  
DH1 3HI

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET  
45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonscsls.co.uk

SPENNymoor  
11 Cheapside  
DH16 6QE  
T: 01388 420444  
E: info@robinsonspennymoor.co.uk

DARLINGTON  
7 Duke Street  
DL3 7RX  
T: 01325 484440  
E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH  
26 Stokesley Road  
TS7 8DX  
T: 01642 313666  
E: info@robinsonsmiddlesbrough.co.uk

BISHOP AUCKLAND  
120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

STOCKTON  
21 Bishop Street  
TS18 1SY  
T: 01642 607555  
E: info@robinsonsstockton.co.uk

## REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace  
DH6 4HP

T: 0191 383 9994 (option 2)  
T: 0191 383 9994 (option1) (Lettings)  
E: admin@robinsonslettings.co.uk

CROOK  
Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

SEDFIELD  
3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedgefield.co.uk

HARTEPOOL  
106 York Road  
TS26 9DE  
T: 01429 891100  
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK  
Barwick Lodge  
TS17 0RH  
T: 01642 762944  
E: info@robinsonbarwick.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Association of  
Residential Letting Agents

# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonspennymoor.co.uk

www.robinsonestateagents.co.uk