Langdales
Professional Estate & Letting Agents

Abbey Green, Durham Gate, Spennymoor DL16 6PD

Asking Price: **£177,500** EPC Rating: **C**

Early viewing of this immaculately presented THREE BEDROOM SEMI DETACHED property is highly advisable in order to appreciate in full the property's contemporary finish, both internally and externally. The property is superbly located within the highly desirable Durham Gate area of Spennymoor and will appeal to a variety of purchasers in search of stylish accommodation with excellent transport links through the region while also being within easy access of local amenities, schooling and recreation facilities. Internal viewing will reveal accommodation set over two floors comprising of: Entrance Hall with storage facilities, Cloakroom / WC, Lounge and Kitchen / Dining Room with a range of integrated appliances to the Ground Floor. To the First Floor are Two Double Bedrooms with Master enjoying En-Suite Facilities, Third Single Bedroom and Family Bathroom. Externally there is an eye-catching Rear Garden while to the Front is Off-Road Parking for Two Vehicles.

43 High Street, Spennymoor DL16 6BB Tel: 01388 810500 info@langdalesestates.co.uk

Your Property Stop Limited - Company Registration No. 11060887
Trading as Langdales Estate & Letting Agents, 43 High Street, Spennymoor DL16 6BB

ENTRANCE HALL With composite entry door to the front elevation, single panel heating radiator, built in storage cupboard with plumbing for automatic washing machine, stairs to first floor elevation and small under stairs storage cupboard. Decorated with colour washed walls and tiled floor coverings.

CLOAKROOM / WC Fitted with a suite comprising of push button wc and corner wash hand basin, single panel heating radiator and wall mounted, mirror fronted vanity unit. Decorated with colour washed walls and tiled floor covering.

KITCHEN / DINING ROOM With double glazed window to the front elevation, fitted with a contemporary range of units with contrasting laminated work surfaces incorporating 1 ½ stainless steel drainer sink unit with mixer tap, integrated Zanussi electric oven, gas hob with stainless steel canopy style extractor, integrated fridge freezer and dish washer, single panel heating radiator and telephone connection point. Decorated with part tiled and colour washed walls and tiled floor covering.

LOUNGE With double glazed French doors to the rear elevation and double panel heating radiator. Decorated with colour washed walls and colour washed wall coverings and carpet floor covering.

FIRST FLOOR

LANDING With access to partially boarded loft space with lighting via pull down ladder and an over stairs storage cupboard housing Baxi heating boiler. Decorated with colour washed walls and carpet floor covering.

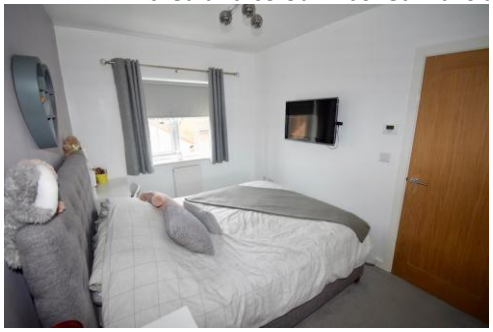
BEDROOM ONE With double glazed window to the rear elevation, mirror fronted fitted wardrobes and convector style heating radiator. Decorated with colour washed walls and carpet floor covering.

EN SUITE With frosted double glazed window to the side elevation, fitted with a suite comprising of: step in electric shower cubicle, push button wc and wash hand basin, mirror fronted vanity unit and single panel heating radiator. Decorated with part tiled and colour washed walls.

BEDROOM TWO With double glazed window to the front elevation and convector style heating radiator. Decorated with colour washed walls and carpet floor covering.

BEDROOM THREE With double glazed window to the rear elevation and single panel heating radiator. Decorated with colour washed and feature wood panelled wall and carpet floor covering.

BATHROOM With frosted double glazed entry door to the front elevation, fitted with a suite comprising of: panelled bath, push button wc and wash hand basin and single panel heating radiator. Decorated with part tiled and colour washed walls and tiled floor covering.

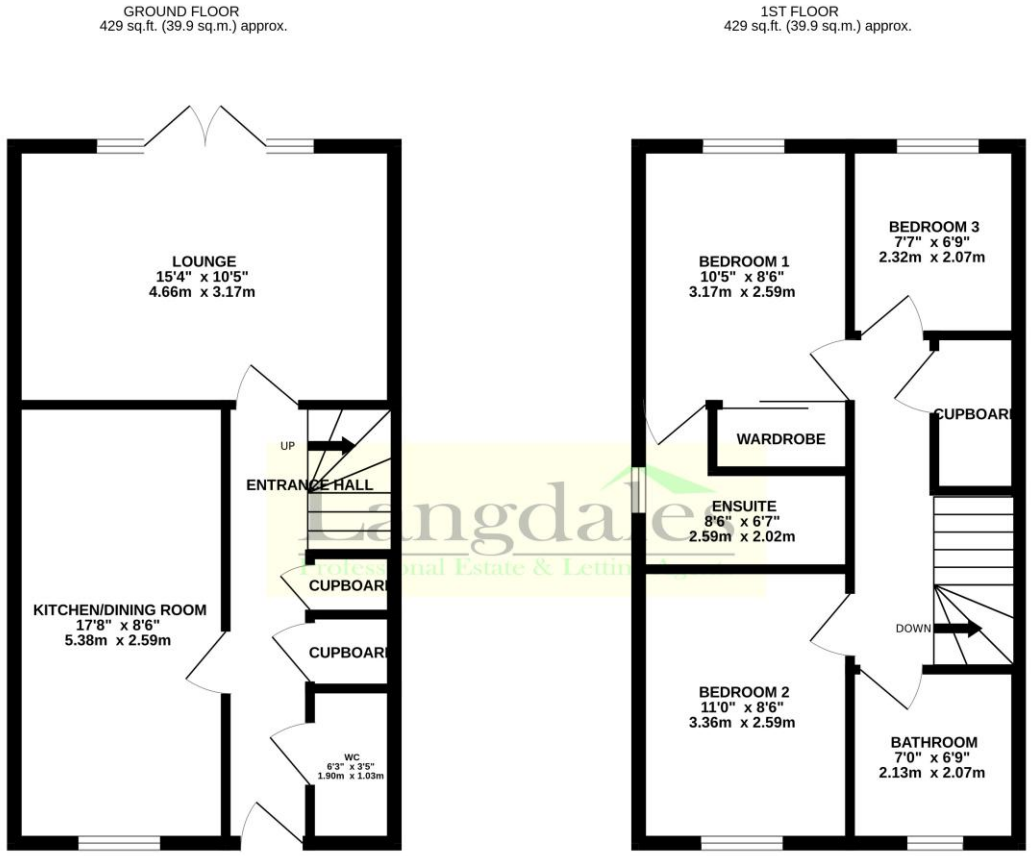


EXTERNAL

To the rear of the property is an eye-catching Rear Garden with fenced boundaries, feature patio providing contemporary seating area and side gate access. To the front is a generously proportioned driveway providing off-road parking for two vehicles and open aspect, low maintenance front garden.

COUNCIL TAX BAND C

TENURE FREEHOLD



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars should not be relied upon as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate and provided for guidance purposes only. Intending purchasers must satisfy themselves by inspection or otherwise as correctness of these particulars. Services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested and if in any form of doubt purchasers should seek professional advice to ensure satisfaction. The vendor does not give and neither Langdales Estate & Lettings Agents nor any person employed as an agent for Langdales Estate & Letting Agents has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property. These particulars, including photography were prepared by Langdales Estate & Letting Agents in accordance with the sellers instructions.