Langdales
Professional Estate & Letting Agents

Queens Park Road, Durham Gate, Spennymoor DL16 6NQ

Reduced: **£175,950** EPC Rating: **A**

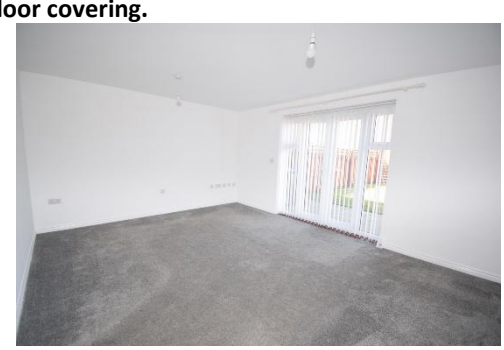
Positioned with the highly desirable Durham Gate development on the outskirts of Spennymoor, this attractive three-bedroom semi-detached home, constructed by the highly esteemed Taylor Wimpey, offers a fantastic opportunity for buyers seeking a well-presented property with modern benefits and excellent connectivity. Available to the market with no onward chain, the property boasts a bright and welcoming layout, perfectly suited to both families and professionals alike. Externally, the property benefits from a single garage, providing valuable storage or secure parking and a key feature is the inclusion of solar panels, offering improved energy efficiency and the potential for reduced running costs—an increasingly desirable addition for today's buyers. The location in Spennymoor is particularly appealing, combining a peaceful residential setting with excellent local amenities. A range of shops, supermarkets, schools, and leisure facilities are all within easy reach, making day-to-day living convenient and enjoyable. For commuters, the property provides superb access to major road links including the A1(M) and A167, enabling straightforward travel to nearby centres such as Durham, Darlington, and Newcastle. This is a fantastic opportunity to secure a well-located, energy-efficient home with practical features and no onward chain—early viewing is highly recommended.

ENTRANCE HALL With frosted double glazed entry door and double glazed side panel to the front elevation, single panel heating radiator, stairs to first floor accommodation, under stairs storage cupboard and telephone connection point. Decorated with colour washed walls and carpet floor covering.

CLOAKROOM / WC Fitted with push button wc and wash hand basin and single panel heating radiator. Decorated with colour washed walls and cushioned floor covering.

LOUNGE With double glazed French Doors to the rear elevation, single panel heating radiator and telephone and television connection points. Decorated with colour washed walls and carpet floor covering.

KITCHEN / DINING ROOM With double glazed window to the front elevation, fitted with a contemporary range of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit with mixer tap, integrated Zanussi electric oven and gas hob with concealed extractor, plumbing for automatic washing machine, iDeal Logic central heating boiler and single panel heating radiator. Decorated with part tiled and colour washed walls and cushioned floor covering.



FIRST FLOOR

LANDING With access to all first floor rooms and attic space and a single panel heating radiator. Decorated with colour washed walls and carpet floor covering.

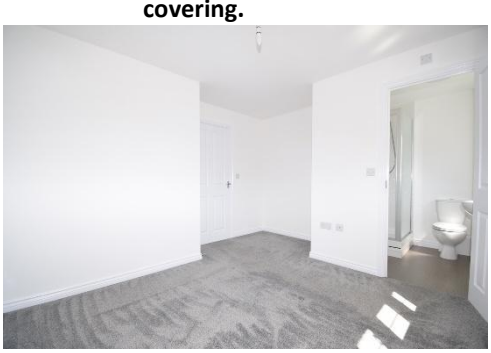
BEDROOM ONE With double glazed window to the front elevation, single panel heating radiator, telephone and television connection points. Decorated with colour washed walls and carpet floor covering.

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

BEDROOM TWO With double glazed window to the rear elevation, single panel heating radiator and telephone connection point. 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 walls and carpet floor covering.

BATHROOM 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 cushioned floor covering.

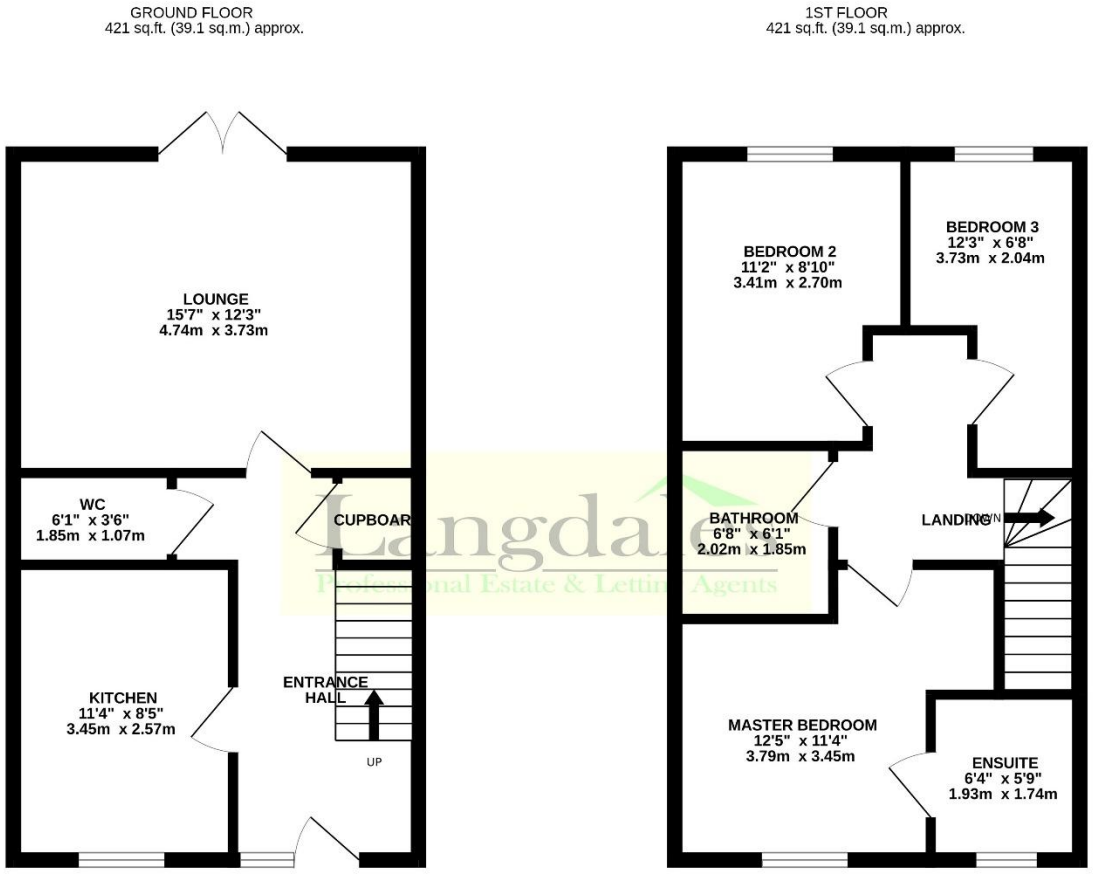


EXTERNAL

To the rear of the property is an enclosed garden laid to lawn with patio and side gate access. Accessed via the footpath to the front is a detached, single garage with up and over door and off-road parking space.

COUNCIL TAX BAND C

TENURE FREEHOLD



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.
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