

Wood Lane, DL16 6JP
2 Bed - Bungalow - Semi Detached
Offers Over £155,000

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Robinsons are delighted to offer the market with NO ONWARD CHAIN, this unique and stylish TWO BEDROOMED SEMI DETACHED BUNGALOW which has endless amount of potential. Located just off Durham Road being within just over a ten minute walk from Spennymoor Town Centre. Excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home has an endless amount of benefits and some of its key features are, attractive hallway, spacious lounge, two good sized bedrooms, cellar which has been cleverly adapted over the years of ownership and includes a workshop, utility area, reception room, w/c and conservatory.

The property also benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING via combi boiler, making this property appeal to a variety of purchasers and viewers will not be disappointed.

Briefly comprises of ENTRANCE VESTIBULE, HALLWAY, LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS and SHOWER ROOM. The hallway also gives access to the CELLAR which has a very useful WORKSHOP, UTILITY AREA, RECEPTION ROOM, W/C and a CONSERVATORY. To the front elevation is an easy to maintain GARDEN and DRIVEWAY which leads to the LARGER THAN AVERAGE GARAGE, which has a electric roller shutter door, as well as power and lighting. To the rear is a lovely ENCLOSED GARDEN and patio which is not directly over looked and easy to maintain.

Externally

To the rear is a lovely enclosed garden & patio area which is not directly overlooked, external water tap.

Whilst to the front elevation is an easy to maintain garden with external water tap & driveway which leads to the larger than average garage.

Entrance Vestibule

Access to hall.

Hallway

With original panelling, delft rack, radiator, wood effect flooring and access to cellar.

Lounge

12'5 x 12'7 (3.78m x 3.84m)

uPVC bay window, wood effect flooring, stylish electric fire & surround, radiator and x2 tv aerial points.

Kitchen

9'9 x 7'8 (2.97m x 2.34m)

White wall & base units, electric cooker point, space for fridge & freezer, modern tiled splash backs, radiator, uPVC window's, stainless steel sink with mixer tap & large drainer, extractor fan and wood effect flooring.

Bedroom One

12'2 x 10'0 (3.71m x 3.05m)

uPVC bay window, radiator and x2 tv aerial points.

Bedroom Two

10'6 x 10'1 (3.20m x 3.07m)

uPVC window, radiator and tv aerial point.

Shower Room

Recently updated with low level access, Double shower cubicle, W/C, wash hand basin, radiator and extractor fan.

Cellar/Workshop

Radiator, wood effect flooring, plumbing for washing machine, stainless steel sink with mixer tap and uPVC window.

Conservatory

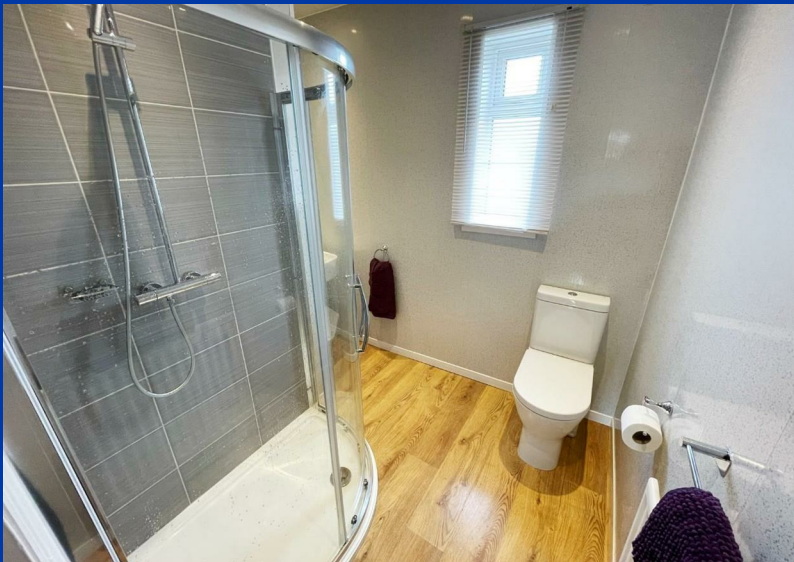
12'1 x 7'6 (3.68m x 2.29m)

Tiled flooring & overlooking rear garden.

Garage

19'3 x 10'4 (5.87m x 3.15m)

Electric roller door, mains power, lighting and water supply.



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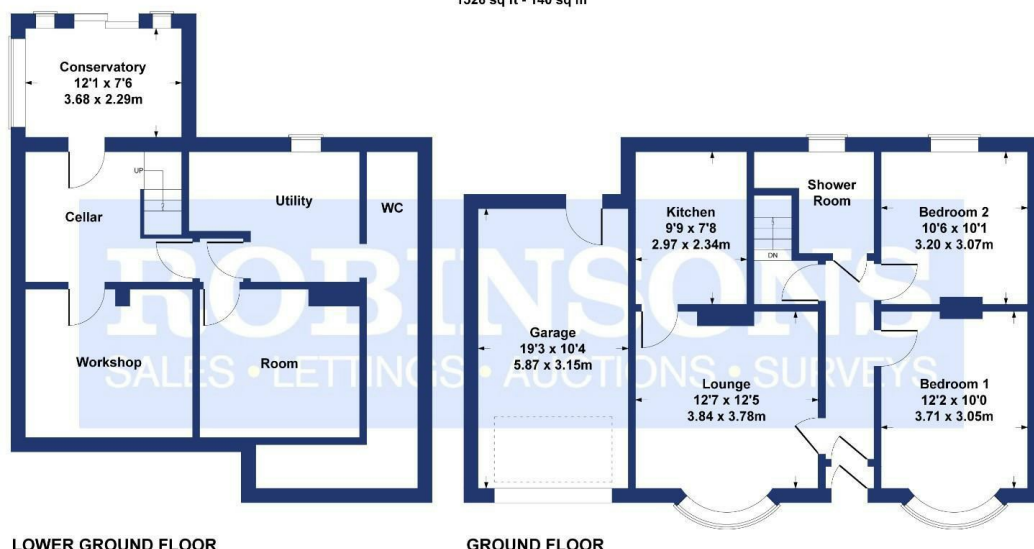
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Willowmead

Approximate Gross Internal Area
1526 sq ft - 140 sq m



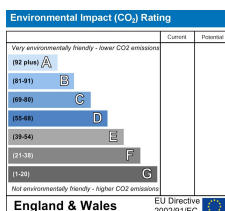
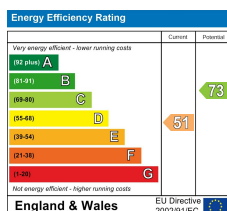
LOWER GROUND FLOOR

GROUND 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. 2021



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