



Gerard Street, DL16 6DY
4 Bed - Bungalow - Detached
£299,950

ROBINSONS
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Robinsons are delighted to offer to the market is, this rare and SUPERB 4 BEDROOMED DETACHED BUNGALOW located in an sought after residential area, a short distance from Spennymoor town centre where there are an excellent range of shopping and leisure facilities. The property stands on a LARGE PLOT, SOUTH FACING to the rear having the benefit of ample living space, large open plan kitchen dining room easy to maintain gardens, LARGE GARAGE and OFF STREET PARKING facilities FOR NUMEROUS VEHICLES. An internal inspection is highly recommended to appreciate the property.

In brief, this stunning property comprises of entrance, porch which leads to the hallway, large lounge, open plan kitchen / dining room, utility room, bedroom one and two with fitted wardrobes, bedroom three and four, shower room which could be easily converted to a ensuite and family bathroom. Externally to the front elevation is a pleasant garden and long driveway which leads to the rear garden/ patio which will be easy to maintain and detached garage. Again early viewing is advised to avoid any disappointment.

Externally

To the front elevation is a lovely & large garden with a long driveway which leads to the rear, easy to maintain patio, detached garage & useful shed.

Entrance Porch

Wood effect flooring, giving access to hallway.

Entrance Hall

Radiator, loft access, storage cupboard. Loft access with pull down ladders, fully boarded

Lounge

19'4 x 18'8 (5.89m x 5.69m)

Stylish electric fire, radiator, uPVC window, quality flooring, uPVC sliding doors, leading to rear garden.

Utility Room

13'3 x 4'8 (4.04m x 1.42m)

Wall & base units, stainless steel sink with mixer tap, plumbed for washing machine, space for drier, uPVC window, radiator, access to the rear.

Kitchen

26'3 x 12'4 (8.00m x 3.76m)

Wall & base units, stainless steel sink with mixer tap, space for range oven & hob, tiled splash backs, radiator, uPVC window, space for fridge freezer & dining room table, tiled splash backs, extractor fan, sliding uPVC doors leading to the rear garden.

Bedroom One

15'1 x 11'5 (4.60m x 3.48m)

uPVC window, radiator, fitted wardrobe.

Bedroom Two

15'2 x 11'5 (4.62m x 3.48m)

uPVC window, radiator, fitted wardrobe.

Bedroom Three

10'8 x 7'7 (3.25m x 2.31m)

uPVC window, radiator.

Bedroom Four

10'9 x 7'8 (3.28m x 2.34m)

uPVC window, radiator, quality flooring.

Garage

17'0 x 11'3 (5.18m x 3.43m)

Power & lighting.

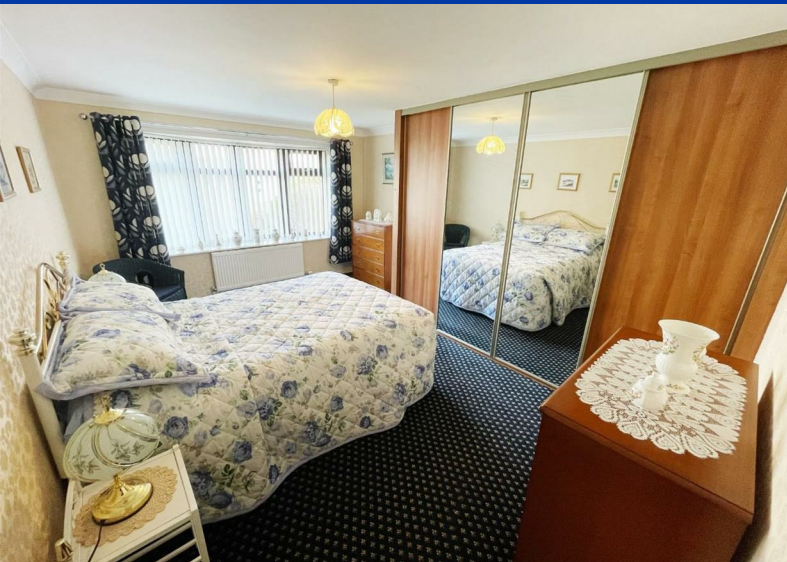
Bathroom

11'7 x 9'0 (3.53m x 2.74m)

Corner bath, wash hand basin, W/C, bidet, uPVC window, wood effect flooring, uPVC window, radiator, spot lights.

Shower Room

Shower cubicle, wash hand basin, W/C, fully tiled, uPVC window, radiator, spot lights.



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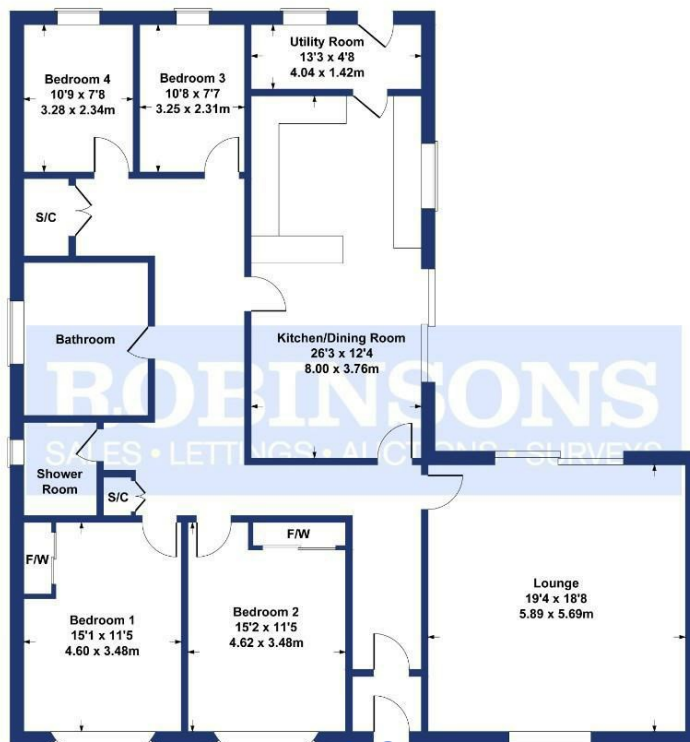
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Gerard Street
Approximate Gross Internal Area
1873 sq ft - 174 sq m



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FOR INFORMATION 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
105-120 kWh/m ² /yr A			105-120 g/kWh A		
81-104 kWh/m ² /yr B			81-104 g/kWh B		
61-80 kWh/m ² /yr C			61-80 g/kWh C		
41-60 kWh/m ² /yr D			41-60 g/kWh D		
21-40 kWh/m ² /yr E			21-40 g/kWh E		
1-20 kWh/m ² /yr F			1-20 g/kWh F		
1-20 kWh/m ² /yr G			1-20 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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