

Middleham Walk, DL16 6LX
4 Bed - House - Semi-Detached
£139,950

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**** RARE TO THE MARKET ****

Robinsons are delighted to offer to the market this superb opportunity to acquire this EXTENDED FOUR BEDROOMED SEMI DETACHED HOUSE located on the ever popular Grange development, just off Durham Road, yet conveniently situated for access to nearby Spennymoor town centre, schools and local bus routes. This SPACIOUS PROPERTY which viewers will appreciate the size of upon viewing. In our opinion this lovely home would appeal to a variety of purchasers including the growing family. The property benefits include UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING and briefly comprises of ENTRANCE PORCH, HALLWAY, LOUNGE, DINING ROOM, KITCHEN and BREAKFAST AREA which would be converted to a utility area, to the first floor is FOUR BEDROOMS with master having the added bonus of Ensuite AND A FAMILY BATHROOM. EXTERNALLY there is FRONT AND REAR GARDENS, DRIVEWAY and GARAGE with power and lighting. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT and in more detail the accommodation comprises of

Externally

To the front elevation is a garden & driveway which leads to a single garage, whilst to the rear is an enclosed garden & patio area, access to the rear of the garage.

Porch

uPVC window's, radiator.

Lounge

14'4 x 14'7 max points (4.37m x 4.45m max points)

Wood effect flooring, radiator, uPVC window, stairs to the first floor.

Dining Room

9'3 x 7'8 (2.82m x 2.34m)

Wood effect flooring, radiator, storage cupboard, sliding door to the rear garden.

Kitchen

10'9 x 6'6 (3.28m x 1.98m)

Wall & base units, stainless steel sink with mixer tap, gas cooker point, space for fridge & freezer, extractor fan, plumbed for washer.

Sitting Area

9'7 x 5'3 (2.92m x 1.60m)

Sliding doors to the rear.

Landing

Loft access

Bedroom One

11'0 x 7'3 (3.35m x 2.21m)

uPVC window, radiator.

En Suite

Double shower cubicle, wash hand basin, W/C, uPVC window.

Bedroom Two

15'7 x 8'3 max points (4.75m x 2.51m max points)

uPVC window, radiator, fitted wardrobes.

Bedroom Three

9'1 x 8'3 (2.77m x 2.51m)

uPVC window, radiator.

Bedroom Four

10'5 x 5'9 max points (3.18m x 1.75m max points)

Radiator, uPVC window, storage cupboard.

Bathroom

Panelled bath with overhead shower, W/C, wash hand basin, radiator, tiled splash backs, uPVC window, extractor fan.



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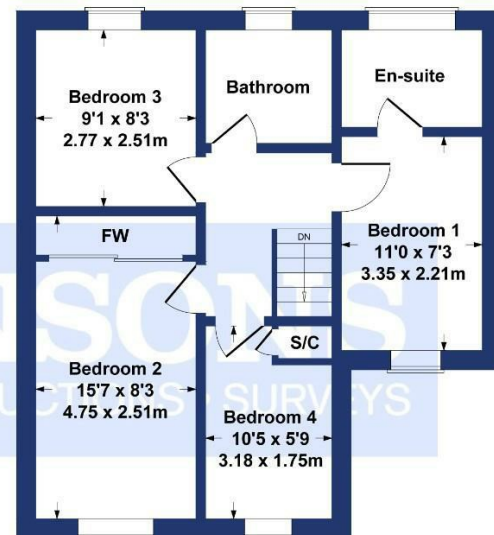
Dedicated Property Manager

Middleham Walk

Approximate Gross Internal Area
987 sq ft - 92 sq m



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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 A			
81-104 B			
65-80 C			
49-64 D			
34-48 E			
19-33 F			
1-18 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 A			
81-104 B			
65-80 C			
49-64 D			
34-48 E			
19-33 F			
1-18 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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