

Grayson Road, DL16 7AD
3 Bed - House - Mid Terrace
£49,950

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Attention investor and builders, Robinsons are pleased to offer to the market, this fantastic opportunity acquire a good sized three bedroom terraced house, which has planning permission for signal story extension to the rear of the lounge, which is offered to the market with no onward chain, first fix on the property has been completed and this is reflected in the asking price. Grayson Road is well positioned in Middlestone Moor, just a short driving distance away from Spennymoor town centre where there is a wide range of shopping facilities and benefits from DOUBLE GLAZING and GAS CENTRAL HEATING via combi boiler. In brief the property comprise of enterace, Hallway, lounge, Kitchen/dining room, to the first floor is a landing area, three bedrooms and bathroom area. Externally to the front elevation is a pleasant garden area, whilst to the rear there is a good sized garden and extension work from the lounge has already begun.

Externally

To the front elevation is a nice sized garden, whilst to the rear there is a good sized garden.

Entrance Hall

Access to lounge & kitchen area.

Kitchen

16'3 x 12'4 (4.95m x 3.76m)

Access to rear garden.

Lounge

16'4 x 9'9 (4.98m x 2.97m)

Property has planning for a single extension to the rear of the lounge.

Landing

Airing cupboard.

Bedroom One

10'3 x 9'2 (3.12m x 2.79m)

Window, large storage cupboard.

Bedroom Two

10'0 x 8'1 (3.05m x 2.46m)

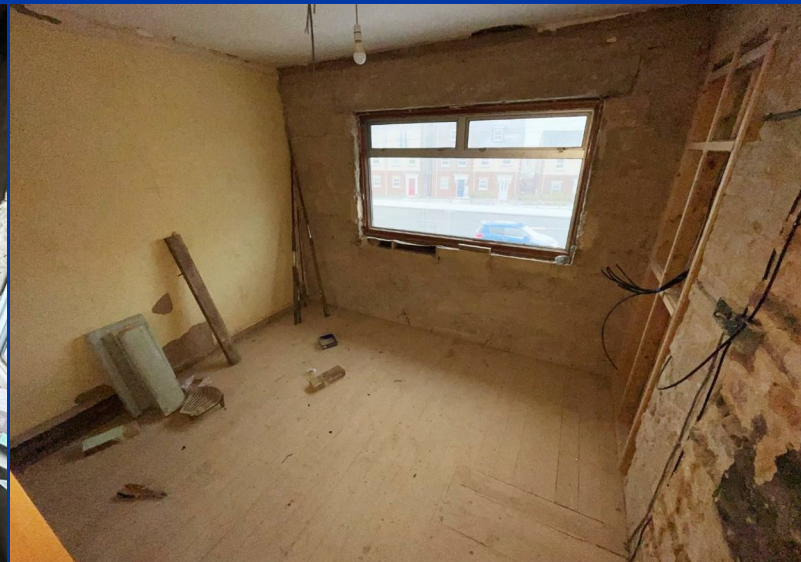
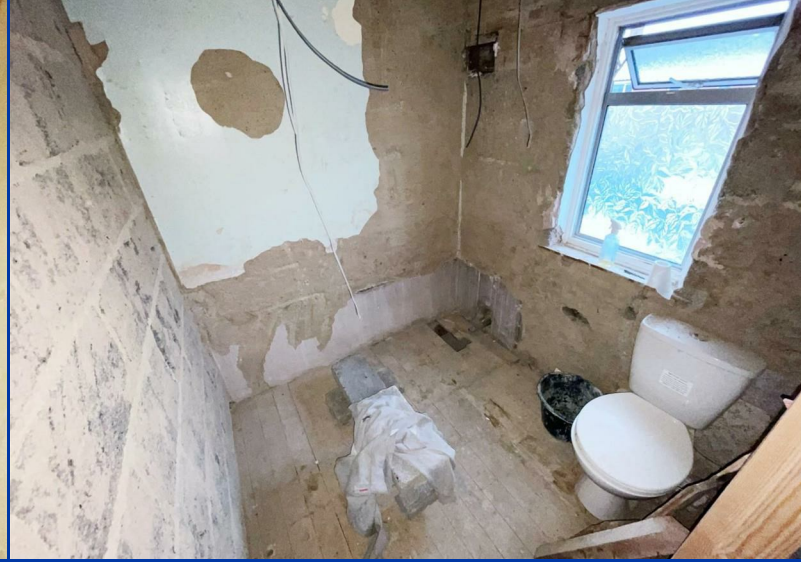
Window

Bedroom Three

8'1 x 6'6 (2.46m x 1.98m)

Window

Bathroom



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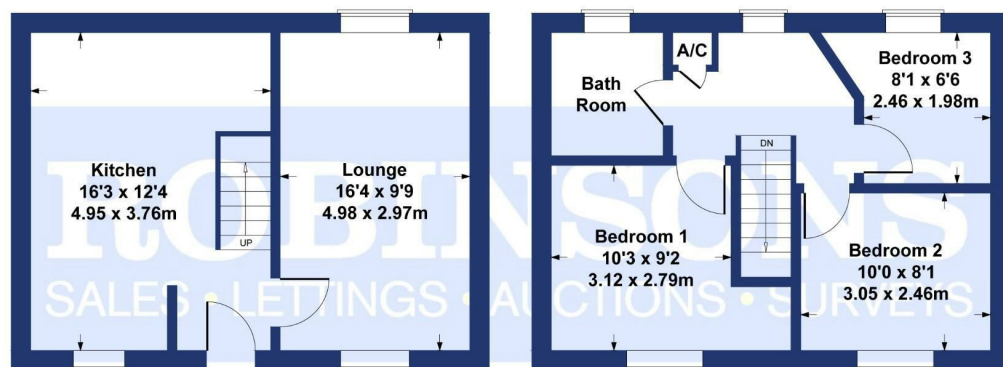
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Grayson Road

Approximate Gross Internal Area
738 sq ft - 69 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 A			
81-104 B			
65-80 C			
50-64 D			
35-49 E			
20-34 F			
5-19 G			
Not energy efficient - higher running costs			
England & Wales		66	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 A			
81-104 B			
65-80 C			
50-64 D			
35-49 E			
20-34 F			
5-19 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk