

STUART EDWARDS



Farndale

, Spennymoor DL16 6SG

- EXTENDED SEMI DETACHED BUNGALOW
 - 2 BEDROOMS
- RECENTLY INSTALLED SHOWER ROOM
- RECENT CENTRAL HEATING SYSTEM & BAXI BOILER
 - LONG DRIVEWAY & SINGLE GARAGE
- REFURBISHED INTERNALLY FROM 2022
- WREN KITCHEN/DINER WITH AEG APPLIANCES
 - RECENT UPVC DOUBLE GLAZING
 - REWIRING
- FRONT & REAR GARDENS

Asking Price £199,950





FULL DESCRIPTION

Extended semi detached bungalow having undergone an extensive internal refurbishment program from 2022. Available with early vacant possession and no onward chain.

Situated in a quiet position on the popular Greenways Estate.

With top quality fixtures and fittings throughout the property is accessed via a UPVC entrance door to the hallway with LVT herringbone flooring, and solid oak internal doors with matching door frames and skirting boards, helping all rooms flow seamlessly throughout the home. The lounge is beautifully presented with a fabulous limestone feature fireplace, inset Gazco multi fuel burner and attractive alcove storage units installed by Hammonds. The recently installed kitchen/dining room is a real wow factor within the property. Boasting an extensive range of shaker style wall and floor units, hot water tap, top quality AEG appliances and space from a breakfast table near the UPVC double glazed French doors overlooking the rear garden. Both bedrooms are a lovely size with double radiators and there's a stylish recently installed shower room with mains fed shower.

Externally a long driveway provides off road parking for three vehicles lead to a single garage with electric garage door. The front garden is low maintenance, whilst the rear is enclosed providing a good degree of privacy with laid lawn and patio area.

Having undergone an extensive internal refurbishment program from 2022 which consisted of, UPVC double glazed windows, rewiring, gas central heating system with Baxi boiler and radiators to all rooms, re-plastering throughout with redecoration, chrome switches & sockets to most rooms, electric garage door, Wren Kitchen and shower room. Sure to prove popular due to its location and ready to move into condition, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

The Greenways Estate is a popular and well-established residential development located in Spennymoor. Known for its quiet, family-friendly atmosphere, it is considered one of the town's most sought-after locations due to its proximity to local amenities and green spaces. It is conveniently situated within approximately one mile of Spennymoor Town Centre, providing easy access to local shops, supermarkets, and leisure facilities. Jubilee Park is also within easy reach and the estate is well-placed for commuters, with straightforward road links to Durham, Darlington, and Newcastle via the A1(M) and A167.

ENTRANCE HALLWAY

UPVC entrance door, loft access, double radiator and LVT herringbone flooring.

LOUNGE

16'1 x 11'08

Limestone feature fire surround with inset Gazco multi fuel burner and spot lighting. Alcove storage units with shelving installed by Hammonds, double radiator, TV point and LVT herringbone flooring.

KITCHEN/DINING ROOM

17'0 x 9'0

Recently installed by Wren kitchens. Extensive range of shaker style wall and floor units with laminate worktops and inset composite sink unit with Insinkerator hot water tap. AEG Integrated fridge/freezer, dishwasher, washer/dryer, two electric ovens one of which also serves as a microwave, warming tray and induction hob with extractor above. Attractive feature tiled splashbacks, LVT herringbone flooring, spot lighting, chrome switches and sockets, double radiator, space for a breakfast table and UPVC French doors overlooking the rear garden.

BEDROOM 1

12'06 x 11'07

Double radiator and LVT herringbone flooring.

BEDROOM 2

8'11 x 9'02

Double radiator and LVT herringbone flooring.



SHOWER ROOM

6'05 x 5'05

Recently installed white suite comprising: WC, vanity unit with inset wash hand basin and mixer tap, shower cubicle with mains fed shower, extractor fan, chrome heated towel rail and fully tiled walls and flooring.

GARAGE & DRIVEWAY

Block paved driveway providing off road parking from three vehicles leading to a garage with recently installed electric garage door and UPVC rear access door to the garden.

GARDENS

To the front there is a low maintenance gravelled garden with outside tap. Whilst the rear garden is enclosed with laid lawn and paved patio area.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0224-1011-2201-9949-0200>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.



PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

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FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

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FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage rates available anywhere.

PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

LINKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: B
EPC Rating: D



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.