



Rothery Walk

Spennymoor DL16 7RJ

Offers In The Region Of £199,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Rothery Walk

Spennymoor DL16 7RJ



- No chain involved
- EPC RATING - C
- Well maintained gardens

- Larger style
- Impressive open plan kitchen and dining room
- Driveway and garage

- Three bedrooms
- Spacious living room with french doors
- Ground floor WC

Venture Properties are delighted to offer for sale with no chain involved, this larger style three bedroom detached house which should appeal to growing families. The property is situated in the sought after location of Whitworth, within easy reach of Spennymoor amenities and open countryside.

The floor plan comprises of a welcoming entrance hall, spacious living room with french doors to the rear garden and a fantastic open plan kitchen and dining room, which is perfect for modern living and entertaining. There is also a useful downstairs WC. To the first floor there is a master bedroom with ensuite shower room, further double bedroom with built in storage and a well proportioned single bedroom, as well as the modern family bathroom. Externally there are well maintained gardens to the front and rear, a driveway for off street parking and garage.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Welcoming entrance hallway with stairs leading to the first floor, under stairs cupboard and radiator.

Living Room

15'9" x 10'1" (4.82 x 3.09)

Spacious living room with a UPVC double glazed window to the front and UPVC double glazed french doors opening to the rear garden, a TV aerial point and radiator.

Open Plan Kitchen and Dining Room

23'3" x 12'10" max (7.10 x 3.93 max)

Impressive open plan kitchen and dining room which is perfect

for modern family living and entertaining.

There is a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, a fridge/freezer space, as well as an integrated washing machine. Further features include a UPVC double glazed windows to the front, side and rear, a radiator and kick-space heater, recessed spotlighting, a unit housing the gas central heating boiler and an external door to the rear garden.

WC

6'1" x 3'0" (1.87 x 0.92)

Comprising of a low level WC, wash basin, radiator and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

With a UPVC double glazed window to the rear, loft hatch and radiator.

Bedroom One

12'11" x 8'9" (3.95 x 2.69)

Spacious master bedroom with a UPVC double glazed window to the front, fitted wardrobes and a radiator.

Ensuite

6'9" x 4'0" (2.06 x 1.23)

Comprising of a cubicle with electric shower, wash basin, WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the side.

Bedroom Two

10'2" x 8'11" (3.10 x 2.72)

Generous double bedroom with a UPVC double glazed window to the front, two built in storage cupboards and a radiator.

Bedroom Three

7'0" x 6'8" (2.15 x 2.04)

Further well proportioned bedroom with a UPVC double glazed window the rear and radiator.

Bathroom/WC

6'8" x 5'6" (2.05 x 1.69)

Fitted with a modern white suite comprising of a panelled bath with mixer shower, hand wash basin and WC. Having tiled splashbacks, radiator, an extractor fan and UPVC double glazed opaque window to the rear.

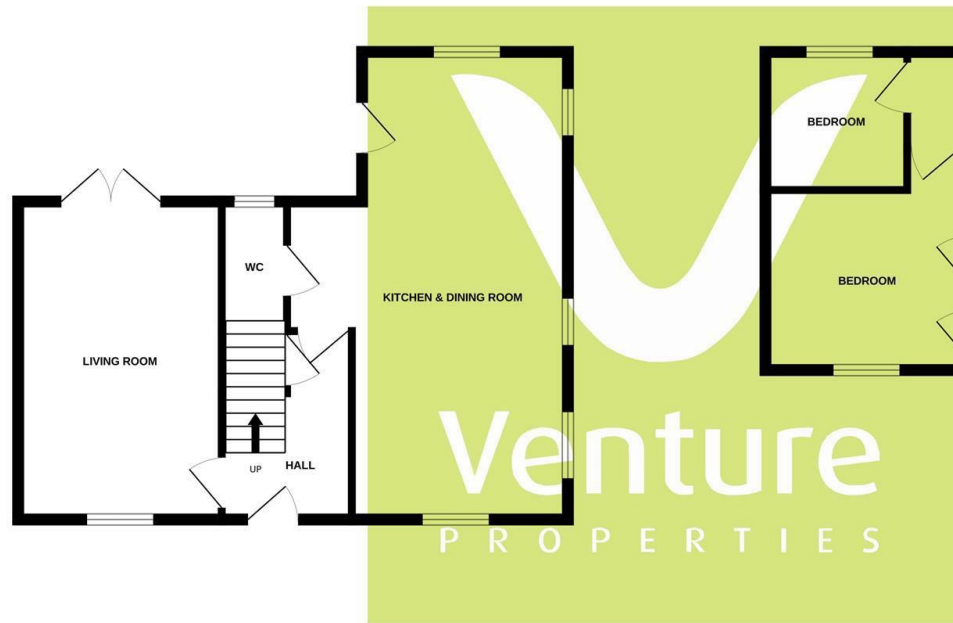
EXTERNAL

The property enjoys a corner plot with a lawned garden extending down to the side of the house. To the rear is a good sized, enclosed garden with lawn, decked patio, paved walkways, wooden storage shed and gate to the driveway.

Garage

Situated to the rear of the property with a driveway for off street parking.

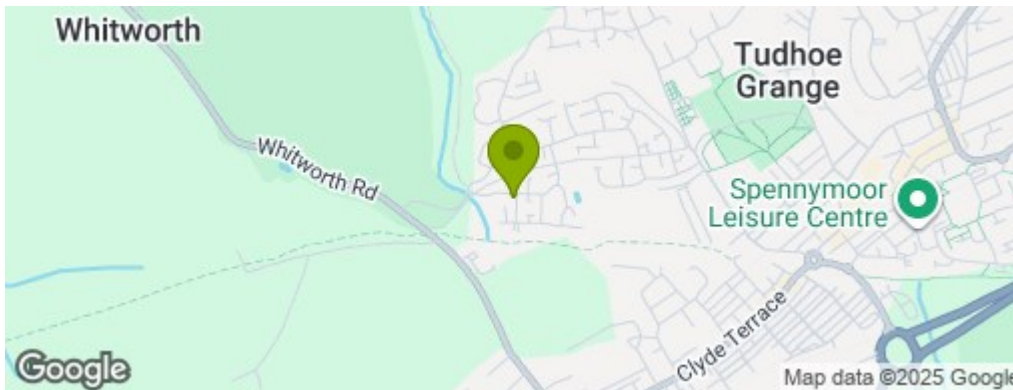
GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 1800 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,551 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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