



Sledmore Drive

Spennymoor DL16 7GP

Offers In The Region Of £212,500





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Sledmore Drive

Spennymoor DL16 7GP



- Beautifully presented
- EPC RATING - C
- Ground floor WC

- Much improved
- Three bedrooms
- Gardens to three sides

- Impressive open plan kitchen, dining and family room
- Master bedroom with ensuite
- Driveway parking for three vehicles and a detached garage

Venture Properties are delighted to offer for sale this attractive 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 beautifully presented accommodation comprises of a welcoming entrance hall with WC and cloaks cupboards, spacious living room with bay window and a fantastic open plan kitchen, dining and family room, which is perfect for modern living and entertaining. 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, side and rear, a driveway to the side of the house for off street parking, as well as detached garage and further driveway to the rear.

Viewing is highly recommended for full appreciation

GROUND FLOOR

Hall

Welcoming entrance hallway with return staircase leading to the first floor, a cloaks cupboard, wood flooring and radiator.

WC

4'5" x 3'6" (1.37 x 1.07)

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

Living Room

13'0" x 12'5" (3.97 x 3.81)

Spacious living room with a UPVC double glazed bay window to the front, a feature fireplace housing an electric fire and a radiator.

Open Plan Kitchen, Dining and Family Room

22'2" x 9'6" (6.77 x 2.90)

Impressive open plan kitchen, dining and family room which is perfect for modern family living and entertaining.

There are a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, a fridge/freezer space, as well as an integrated washing machine. Having two UPVC double glazed windows to the rear, french doors opening to the rear garden, a further external door, feature lighting, wood flooring and a radiator.

FIRST FLOOR

Landing

A large landing with a UPVC double glazed window to the side, an airing cupboard housing the combi gas central heating boiler, further storage cupboard, loft hatch and radiator.

Bedroom One

10'4" x 9'9" min (3.16 x 2.98 min)

A lovely master bedroom with a UPVC double glazed window to the front, built in wardrobes and a radiator.

Ensuite

9'1" x 3'4" (2.78 x 1.04)

Stylish ensuite comprising of a walk-in cubicle with mains fed shower, pedestal wash basin, WC, attractive tiled splashbacks and flooring, recessed spotlighting, an extractor fan, radiator and UPVC double glazed opaque window to the side.

Bedroom Two

10'2" x 7'7" (3.10 x 2.32)

Double bedroom with a UPVC double glazed window to the rear, built in storage cupboard and a radiator.

Bedroom Three

8'5" x 6'3" (2.57 x 1.92)

Well proportioned single bedroom with a UPVC double glazed window the rear and radiator.

Bathroom/WC

6'3" x 5'6" (1.92 x 1.70)

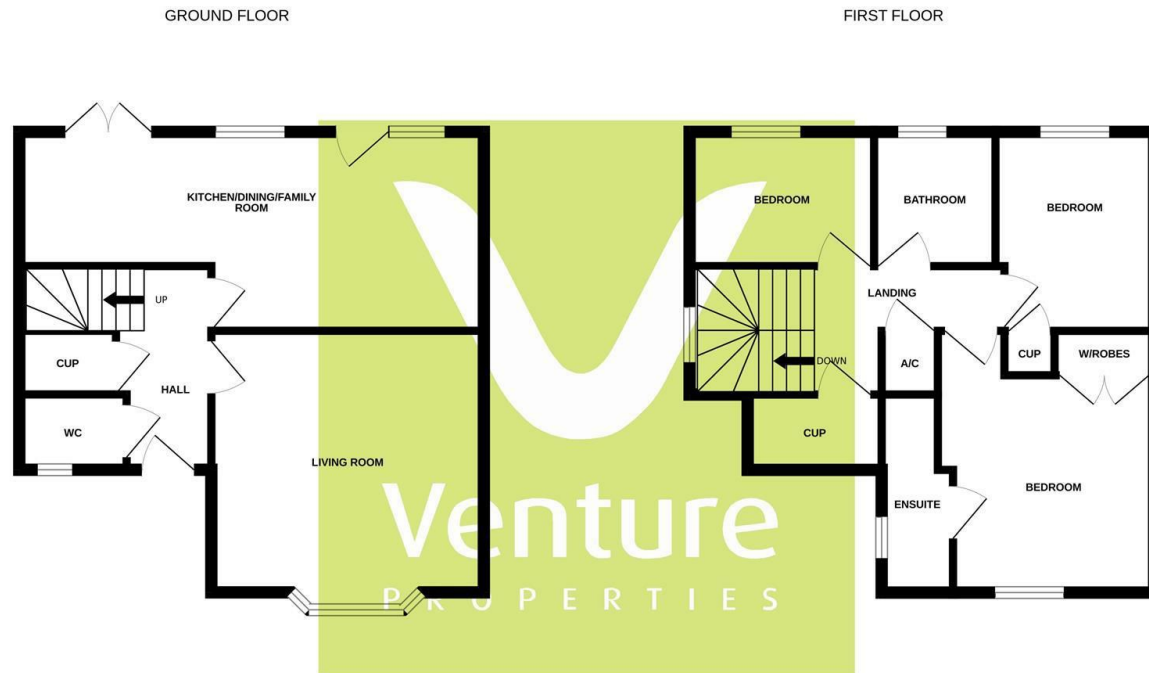
Fitted with a modern white suite comprising of a panelled bath, pedestal wash basin and WC. Having tiled splashbacks and flooring, radiator, an extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

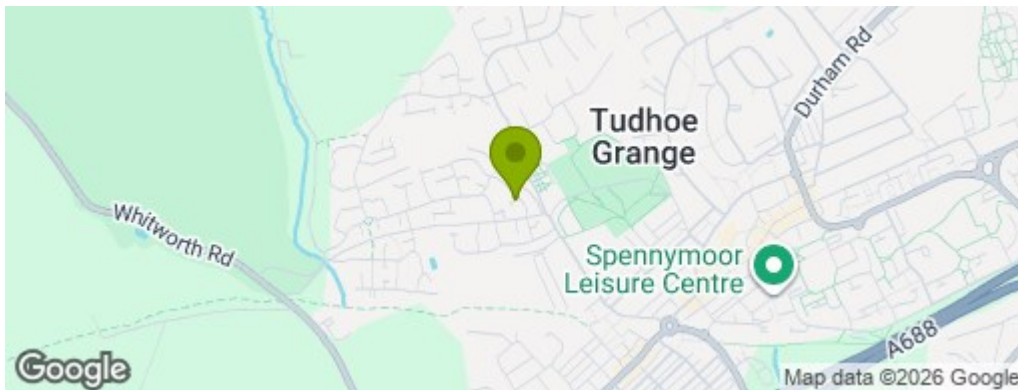
The property enjoys a corner plot with gardens to three sides including a recently added block paved driveway to the front of the house. To the rear is a good sized, enclosed garden with lawn, patio, paved walkways, outdoor electrical sockets and a gate to the rear driveway.

Detached Garage

Situated to the rear of the property with power and lighting, a side door to the garden, along with a further driveway for off street parking.



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: Check via OFCOM website.
 Mobile Signal/coverage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: D Annual price: £2331 (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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