



5 Glaisdale, Spennymoor, Bishop Auckland, County Durham, DL16 6SE
Guide Price £140,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Semi detached, three bedroom property set within a quiet cul-de-sac location benefiting from front and rear garden and off street parking.

- Brick built semi detached home
 - Three bedrooms
 - Front and rear gardens
- Garage and block paved driveway
- Energy Performance Rating D 61



www.vickersandbarrass.co.uk

LOCATION

Spennymoor is a large town lying 7 miles south of Durham and supports a wide range of educational and recreational facilities.

For the commuter, the A1(M) is less than 5 miles away. Darlington, Durham and Newcastle all have east coast main line train stations with direct links to Edinburgh and London and there are international airports at Teesside and Newcastle.

what3words ///tucked.product.wealth

DESCRIPTION

5 Glaisdale is a semi detached three bedroom family home set within a peaceful cul-de-sac. Entering the property into the entrance hallway, a door opens to the living room whilst stairs rise to the first floor. The living room lies to the front of the property and has a gas fire and double doors opening to the dining room at the rear. The dining room has sliding doors opening to the garden at the rear and creates a lovely space to entertain in summer months. The

kitchen lies off the dining room and has a range of units with integrated oven with a four ring gas hob, extractor fan over and undercounter space for a slimline dishwasher. From the kitchen sink views can be enjoyed over the rear garden. There is a useful under stair storage cupboard, and a step down leads to the utility area with further units, worktop space and plumbing for a washing machine. A door provides access to the rear garden.

To the first floor there are two double bedrooms, both benefitting from fitted wardrobes. There is a smaller bedroom which has a useful over stair cupboard making good use of this space. The family bathroom comprises a bath with shower over, WC and wash hand basin.

Externally, the property has a front garden laid to lawn with block paved driveway leading to the single garage. A pathway to the side of the property provides access to the rear garden. The rear garden has a raised paved, patio area with the remaining

rear garden being laid to lawn with fence borders.

SERVICES

The property is served by mains water, electricity and drainage and has gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band B.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 61.

MATERIAL INFORMATION

It is understood that the property has access to an ultrafast broadband connection in this area and has good mobile phone coverage in this area outdoors, many mobile phone providers have limited coverage indoors in this particular area. Information provided by Ofcom Mobile and Broadband Checker.

COSTS

Each party is to bear their own costs.



MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

The property is held freehold. Title Register number DU216580.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.



LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – August 2024
Photographs taken – August 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.



No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they



have relied solely upon their own personally verified information, inspection, and enquiries.

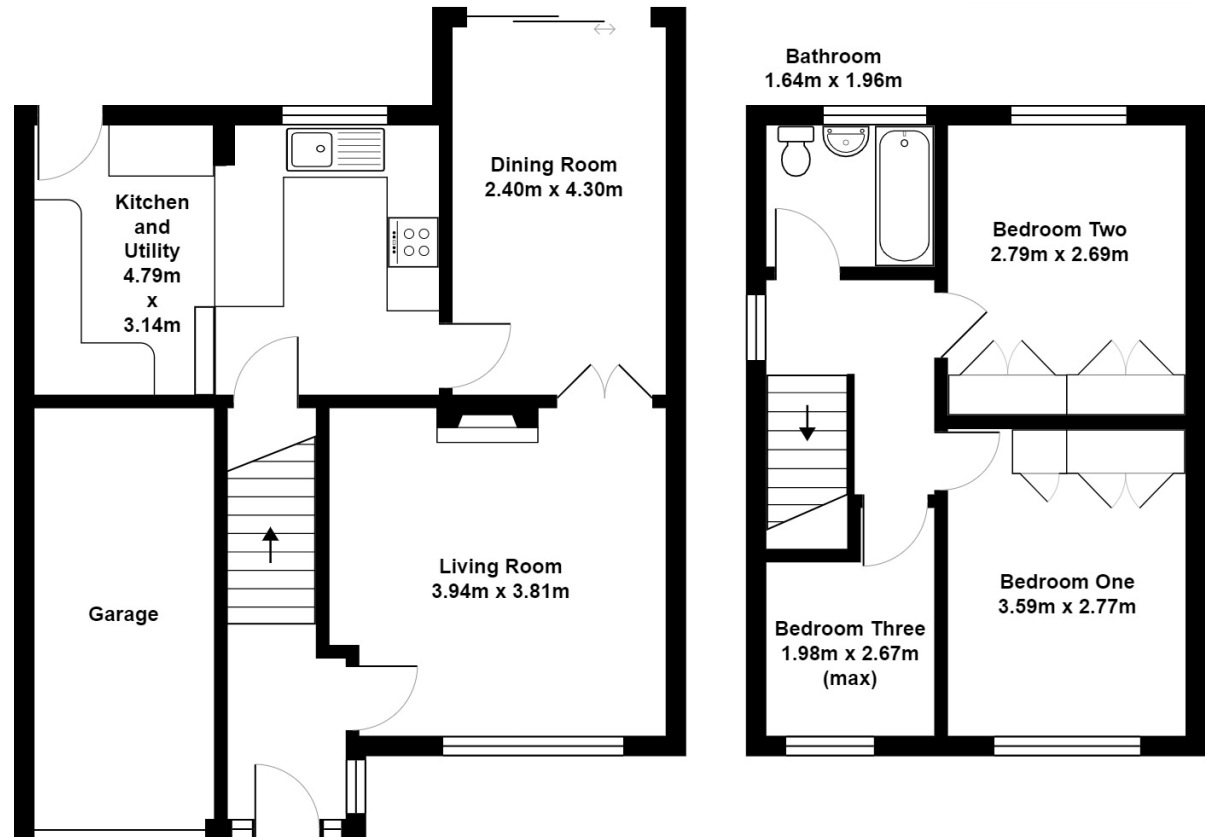
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

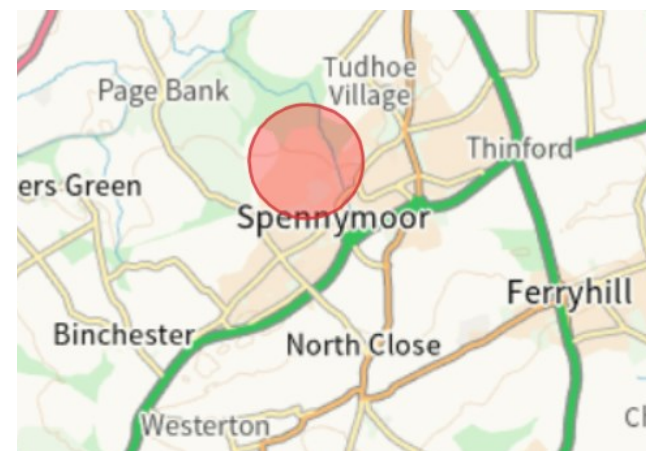
The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



All measurements are approximate and for display purposes only



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



rightmove

ZOOPLA

OnTheMarket

ONE DOME

**Vickers
& Barrass**

Est. 1973

Land and Estate Agents