



**Edison Drive**  
Spennymoor DL16 7UW

Offers In The Region Of £159,950





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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# Edison Drive

Spennymoor DL16 7UW



- No onward chain
- EPC RATING B
- Modern finish

- Modern house on a new Barratt estate
- Garage and Driveway
- Kitchen with appliances

- Lovely enclosed rear garden
- Three bedrooms
- Ensuite to master bedroom

A fantastic opportunity to purchase with no onward chain, this modern three bedroom property situated on a highly sought after estate within Spennymoor. Beautifully presented, with contemporary finish and quality fixtures and fittings.

The well planned accommodation comprises of a welcoming entrance hall with useful ground floor WC, a comprehensively fitted kitchen with appliances and a spacious living room with french doors opening in to the rear garden. To the first floor is a large master bedroom with ensuite, two further well proportioned bedrooms and a stylish bathroom. Externally the property enjoys a garden and block paved driveway to the front leading to the attached single garage and an enclosed lawned garden with patio and decking area to the rear. The property has also modern conveniences including UPVC double glazing and combi gas central heating.

Edison Drive is perfectly located for access to all amenities within Spennymoor and ideally located for commuting being located just off the A167 and within easy reach of the A1(M) and Durham City.

Early viewing is recommended to avoid disappointment.

## GROUND FLOOR

### Entrance Hall

A welcoming entrance hallway having radiator, storage cupboard and stairs leading to the first floor.

### WC

With a low level WC and hand wash wash basin. Having a laminate flooring, radiator and UPVC double glazed opaque window to the front.

### Kitchen

12'4" x 7'6" (3.78 x 2.29)

A modern fitted kitchen comprising of a range of cream wall and floor units having contrasting block wood effect worktops incorporating an inset stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with stainless steel splashback and extractor over. The kitchen further benefits from having an integrated fridge/freezer, a washing machine and dishwasher. With laminate flooring and a UPVC double glazed window to the front.

### Living Room

14'1" x 14'5" (4.57 x 4.40)

A spacious living room with UPVC double glazed french doors opening into the rear garden, a built in storage cupboard and two radiators.

## FIRST FLOOR

### Landing

With a radiator, storage cupboard and access to the loft.

### Bedroom One

11'10" x 8'5" (3.62 x 2.58)

A generous double bedroom with a UPVC double glazed window to the rear, a built in wardrobe and radiator.

### Ensuite

8'4" x 4'4" (2.56 x 1.34)

Fitted with white suite comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, radiator and extractor point.

### Bedroom Two

10'2" x 8'5" (3.11 x 2.57)

Double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Three

8'9" x 6'3" (2.68 x 1.92)

Well proportioned room with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

7'10" x 6'2" (2.40 x 1.88)

Fitted with a contemporary white bathroom suite which comprises of a panelled bath with mains fed shower over, a hand wash basin and WC. With vinyl flooring, tiled splashbacks, radiator and extractor fan.

### EXTERNAL

The front of the property is a lawned garden with block paved driveway for 2 cars to the side leading to the garage.

To the rear of the property is a private garden which is mainly laid to lawn with decorative borders, paved patio area as well as a decking area.

### GARAGE

17'8" x 8'8" (5.39 x 2.65)

Attached single garage having an up and over door and rear door to the garden.

### Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you

fail to tell us about a CCJ.

2. You fail a Right to Rent check and are not eligible to reside in the UK.

3. You withdraw your application.

4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

### Bond/Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

### Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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## Property Information

EPC RATING - B COUNCIL TAX BAND - C

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