

# SIGNATURE

## NORTH EAST

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📍 Rokeby Way, Spennymoor DL16 7FD

# Rokeby Way, Spennymoor DL16 7FD

**Asking Price**  
**£160,000**

Signature North East welcomes you to this modern three-bedroom end-terraced home, positioned on a desirable corner plot in Spennymoor. Built in 2017, the property is set within a peaceful residential location surrounded by green space. A range of local amenities, including shops, eateries and well-regarded schools, are all within close proximity, making this an ideal setting.

Step through the entrance hall into the inviting living room, offering ample space for furnishings. Elegant French doors fill the room with natural light while providing direct access to the rear garden. The kitchen features attractive wall and base units complemented by sleek countertops, creating a stylish and practical cooking space. Completing the ground floor is a convenient WC.

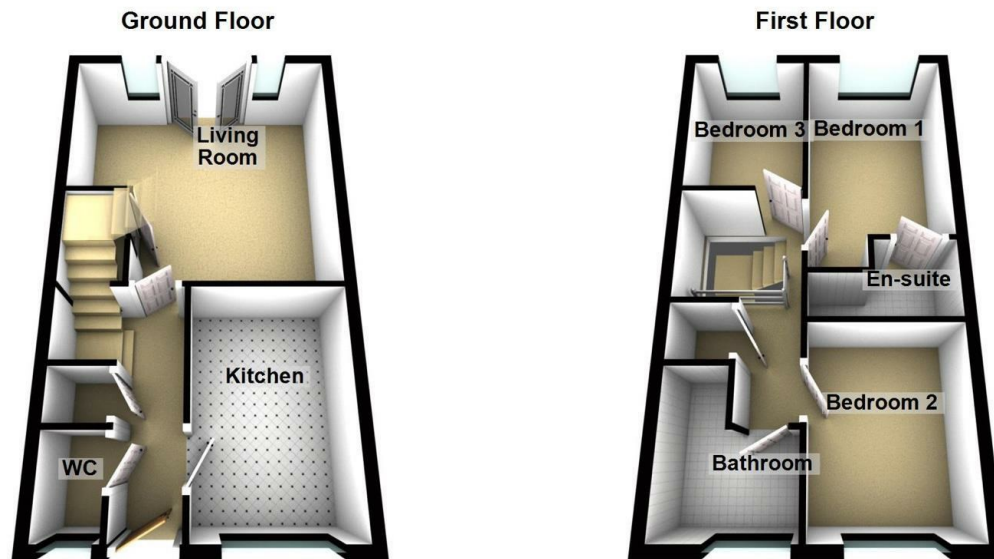
Continuing to the first floor, you'll find three well-proportioned bedrooms, two of which are comfortable doubles. The principal bedroom benefits from its own en suite for added convenience. A modern family bathroom serves the remaining rooms, fitted with a bathtub, attached shower, wash basin and WC, completing this level.

Externally, the property enjoys a well-sized rear garden laid to lawn with a patio area, ideal for outdoor seating and relaxation. Off-street parking is provided via the driveway, adding to the practicality of this charming home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

## Measurements:

Living Room  
14'6" x 15'1"

Kitchen  
12'0" x 8'0"

WC  
4'10" x 3'1"

Bedroom One  
11'10" x 8'5"

Bedroom Two  
10'1" x 8'6"

Bedroom Three  
8'10" x 6'2"

Bathroom  
6'9" x 7'11"

En Suite  
8'0" x 4'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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