

KAN MOVE Estate Agents

3 bed Semi Detached House for sale - £160,000

Middleham Walk - Spennymoor



Council Tax Band: B

EPC Rating: E

Situated within the popular GRANGE ESTATE of Spennymoor with good commuting to Durham City and the A1. Superb three-bedroom semi-detached house with gardens to the front and rear, driveway to single garage, Entrance porch into lounge with open stairs, Kitchen/Diner having patio doors out to the garden/patio area, first floor bathroom, Fully double glazed, Gas fired central heating system that the boiler is serviced every year.

Viewing by appointment only.



1 Bathrooms

3 Beds

- GRANGE ESTATE..THREE BEDROOM SEMI-DETACHED HOUSE
- ENTRANCE PORCH INTO LOUNGE
- KITCHEN/DINER WITH PATIO
- DRIVEWAY TO GARAGE
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING

SCAN FOR DETAILS

Front

Entrance Porch

UPVC Double glazed windows and door.



Lounge 15' 0" x 14' 0" (4.57m x 4.26m)

UPVC Double glazed bow window to front and the side., open stairs.

Kitchen/Diner 15' 0" x 11' 0" (4.57m x 3.35m)

UPVC Double glazed window to rear, patio doors out to rear garden, matching wall, base units and drawers, Sink unit with mixer tap, electric point for cooker,extractor hood, wall mounted column radiator, plumbing for washing machine, spot lights to ceiling, tiled splashbacks, space for american fridge/freezer.

Landing

UPVC Double glazed window to side.

Bedroom One 9' 0" x 14' 0" plus fitted cupboard (2.74m x 4.26m)

UPVC Double glazed window to front, fitted storage cupboard housing gas boiler.

Bedroom Two 10' 0" x 9' 0" (3.05m x 2.74m)

UPVC Double glazed window to rear.

Bedroom Three 6' 0" x 11' 0" (1.83m x 3.35m)

UPVC Double glazed window to front, storage cupboard.



Family Bathroom

UPVC Double glazed window to rear, p-shaped bath with shower over off the mains with shower screen and tiling to walls, low level W/C, wall mounted chrome heated towel rail. Tile flooring.

Externally

Single driveway to single garage with power and light, door to the rear garden. Gardens to the front and rear.

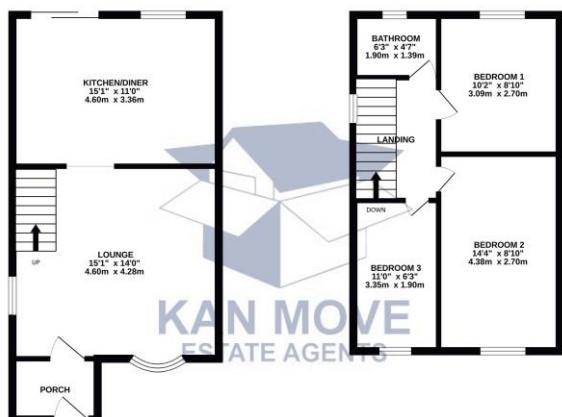


These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45	E
21-38	F		
1-20	G		

GROUND FLOOR
407 sq ft (37.8 sq m) approx

1ST FLOOR
309 sq ft (28.3 sq m) approx



14 MIDDLEHAM WALK
TOTAL FLOOR AREA: 777 sq ft. (72.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, hallways, rooms and any other areas are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers and tenants only should rely on measurements made on site 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.



The Property Ombudsman

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