

# KAN MOVE

## Estate Agents

2 bed Semi Detached House for sale - £110,000

Pine Road - Ferryhill



Council Tax Band: B

EPC Rating: E

PINE ROAD, EAST HOWLE is within easy commuting transport links to Spennymoor, Bowburn onto the A1 and a short driving distance to Durham City, Rarely available to the market this two bedroom semi detached house with amazing open rural views to the front, side and rear of the property.

Accommodation requires some updating, offering lounge to the front, Log burner, Kitchen/Diner, First floor bathroom, Double glazed. Externally is a large garden to the front, side access to the rear garden. We are informed the property is Freehold.



**1 Bathrooms**

**2 Beds**

- RURAL LOCATION WITH OPEN VIEWS
- TWO BEDROOM SEMI DETACHED HOUSE
- EXTENSIVE GARDEN TO THE FRONT
- UPVC DOUBLE GLAZING
- FIRST FLOOR BATHROOM
- LOG BURNER

SCAN FOR DETAILS

### **Entrance Vestibule**

Upvc double glazed door to vestibule, stairs

### **Lounge 14' 0" x 14' 0" (4.26m x 4.26m)**

Log Burner, Upvc Patio doors to the front.

### **Kitchen/Diner 18' 0" x 10' 0" (5.48m x 3.05m)**

Two upvc double glazed windows to the rear, upvc double glazed door to the side, wall and base units, Hob with calor gas, eye level Double oven, sink unit, understairs storage cupboard.

### **Landing**

Upvc double glazed window to the side, loft access

### **Bedroom One 15' 0" x 10' 0" (4.57m x 3.05m)**

Upvc double glazed window to the front, Storage cupboard

### **Bedroom Two 14' 0" x 9' 0" (4.26m x 2.74m)**

Upvc double glazed window to the rear

### **Bathroom**


White suite, Large Bath, pedestal wash hand basin, low level W/C, corner shower cubicle with electric shower, vanity unit with wash hand basin

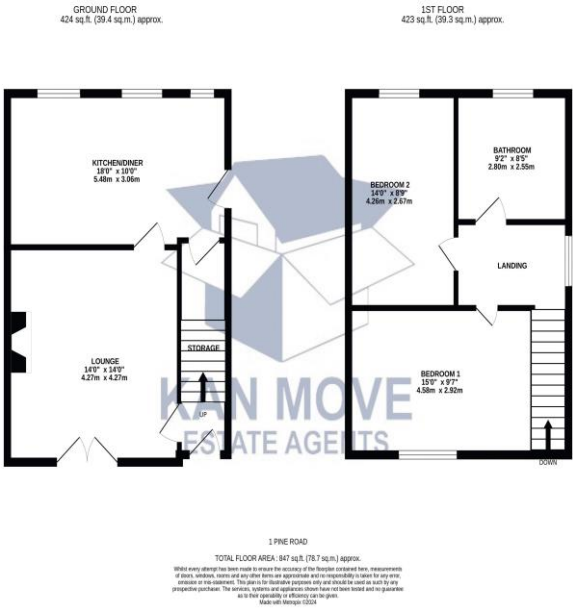
### **Externally**

Extensive garden to the front, side access to the rear garden. Open rural views to the front, side 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**KAN MOVE**  
Estate Agents

Kan Move Limited - Company no. 11972803  
38 High Street, Spennymoor, Co. Durham, DL16 6DB  
01388417270  
info@kanmove.com  
kanmove.com