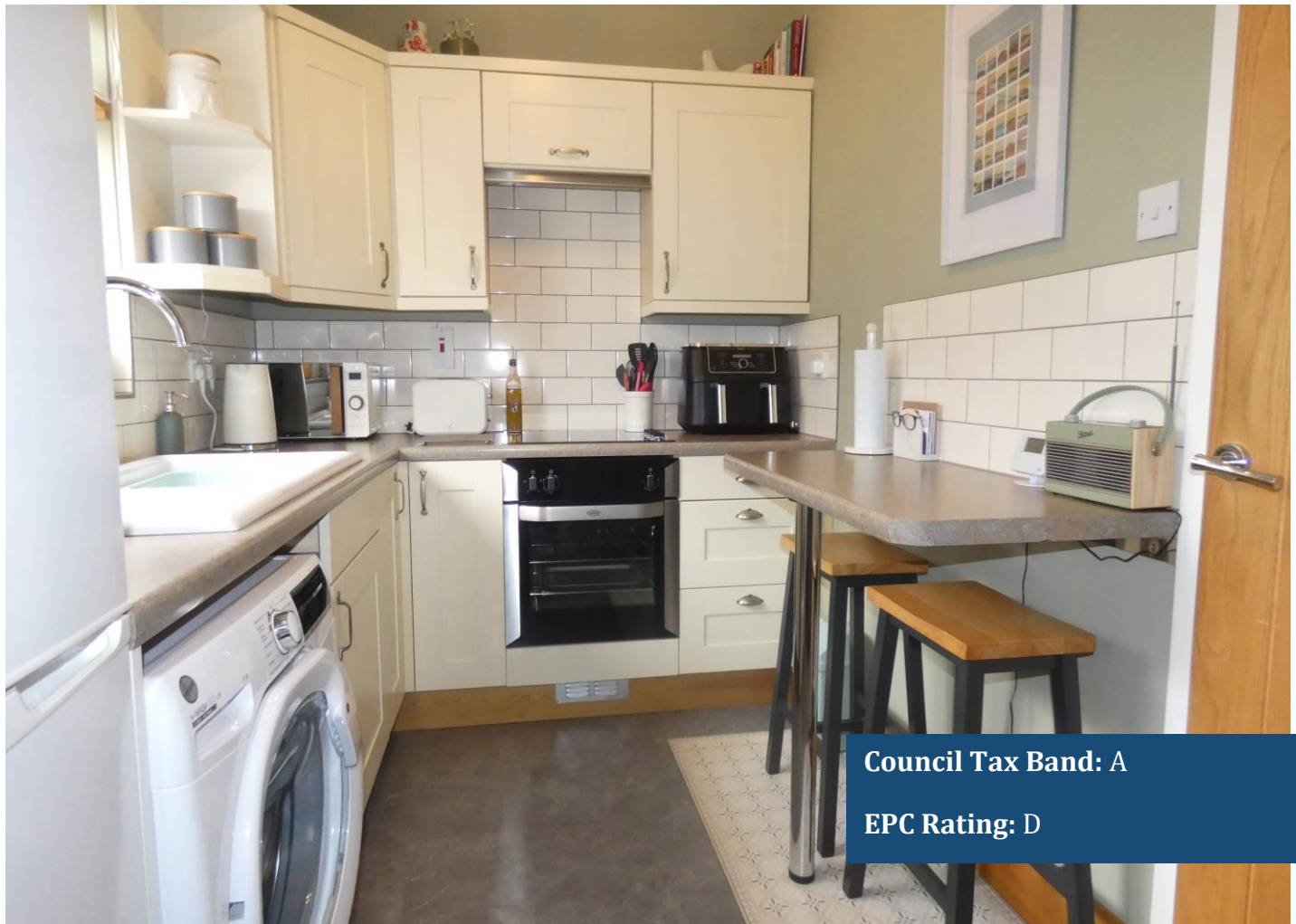


# KAN MOVE

## Estate Agents

### 2 bed Terraced House for sale - £119,950

Hopkinson Place – KIRK MERRINGTON Spennymoor



Council Tax Band: A

EPC Rating: D

SOLD WITH NO ONWARD CHAIN RARE TO THE MARKET... Superbly presented a two bedroom terraced house in the popular VILLAGE of KIRK MERRINGTON with a Primary School which offers an outstanding Ofsted report. With easy access commuting to the A1, A19, on the outskirts of Spennymoor, Bishop Auckland and a short drive to DURHAM CITY. This stunning property is a credit to the current owners, tastefully decorated throughout to the lounge, kitchen/Breakfast, recently installed ground floor shower room, landing to the bedrooms bath with fitted robes, large mature garden and open views to the front and detached



SCAN FOR DETAILS

#### 1 Bathrooms

#### 2 Beds

- SUPERB TWO BEDROOM COTTAGE/MID-TERRACED HOUSE
- VILLAGE LOCATION- KIRK MERRINGTON
- RECENTLY INSTALLED
- OPEN VIEWS/LARGE MATURE GARDEN TO FRONT/ DETACHED WORKSHOP
- GAS FIRED CENTRAL HEATING
- FULLY DOUBLE GLAZED

### Front entrance into lounge

UPVC Double glazed entrance door into the lounge.

### Lounge 11' 0" into alcove x 18' 0" (3.35m x 5.48m) including stairs

UPVC Double glazed window to front, open plan stairs, feature cast iron fire surround and hearth.

### Kitchen/Breakfast 7' 0" x 13' 0" (2.13m x 3.96m)

UPVC Double glazed window to rear, UPVC Double glazed stable door to the rear, ceramic sink unit with mixer tap, electric hob and oven, matching cream wall, base units and drawers, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, breakfast bar. Door to the ground floor shower room.

### Ground Floor Shower Room

UPVC Double glazed window to rear, recently installed double shower cubicle fully tiled with double shower head off mains, black wall mounted heated towel radiator, low level W/C, vanity unit with sink and mixer tap.

### First Floor Landing

UPVC Double glazed window to rear, loft access with pull down ladders, and light.

### Bedroom One 15' 0" into alcove x 11' 0" (4.57m x 3.35m)

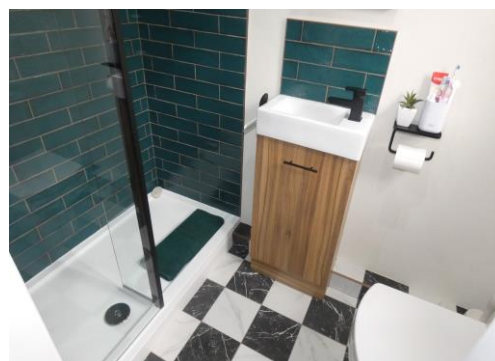
UPVC Double glazed window to front, double solid oak doors opening to a large wardrobe, storage cupboard housing the baxi boiler, feature black cast fire place with hearth.

### Bedroom Two 8' 0" x 9' 0" (2.44m x 2.74m) plus fitted wardrobes

UPVC Double glazed window to rear. Fitted robes floor to ceiling.

### Externally

To the front of the property is a large lawned garden and patio area leading to a detached Workshop with an electric door, power and light. to the rear is steel and composite panelled gates to the rear yard offering off street parking for a small car.

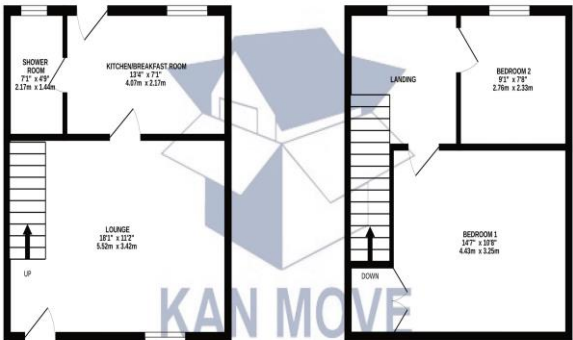


These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard 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		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



11 HOPKINSON PLACE

TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, rooms and any other items are approximate and the responsibility to make for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency is made herein.  
Made with Viewpoint C3D5

