

# KAN MOVE

## Estate Agents

### Two bedroom Detached Bungalow - £299,950

Westmorland Close - Spennymoor



Council Tax Band: D

EPC Rating:

WESTMORLAND CLOSE, SPENNYMOOR RARE to the market, Cul-De-Sac residential area within easy access to the town centre of Spennymoor, Individual Self Build Two bedroom detached bungalow that has been well maintained throughout by the current owner. Spacious bungalow with Entrance hallway, light and airy L-Shaped lounge/dining room, Kitchen/Breakfast, Study room with access into the garage, bathroom with separate shower cubicle, fitted wardrobes to bedroom one. Kitchen/breakfast with solid wood door units. Externally to the front is a garden with block paved drive to single garage, side access takes you to the rear enclosed garden with resin patio. NO ONWARD CHAIN VIEWING BY APPOINTMENT ONLY.



**1 Bathrooms**

**2 Beds**

- INDIVIDUAL SELF-BUILD DETACHED BUNGALOW
- TWO BEDROOM
- SPACIOUS L-SHAPED LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- FULLY DOUBLE GLAZED
- GARDENS TO FRONT AND REAR

SCAN FOR DETAILS

### Entrance Hallway

UPVC Double glazed entrance door with glass side panels, storage cupboard.

### L-Shaped Lounge/Diner 30' 0" plus into bay x 16' 0" x 10' 0" (9.14m x 4.87m)

UPVC Double glazed bow window to front, wall mounted feature electric fire with marble hearth. UPVC Double glazed french doors to the rear.

### Kitchen/Breakfast Room 12' 0" x 11' 0" (3.65m x 3.35m)

UPVC Double glazed door and window to rear, Matching Kitchen units with solid wood doors, wall, base units and drawers, electric hob and oven with extractor hood, One 1/2 bowl sink unit with mixer tap, plumbing for washing machine, spot lights to ceiling.

### Bedroom One 14' 0" x 11' 0" (4.26m x 3.35m) plus fitted wardrobes

UPVC Double glazed window to front. Fitted wardrobes.

### Bedroom Two 14' 0" x 10' 0" (4.26m x 3.05m)

UPVC Double glazed window to rear.

### Bathroom 8' 0" x 11' 0" (2.44m x 3.35m)

UPVC Double glazed window to rear, corner shower cubicle with shower off the mains, vanity unit with wash hand basin, low level w/c, bath, fully tiled walls.

### Study 9' 0" x 9' 0" (2.74m x 2.74m) including airing cupboard.

UPVC Double glazed window to rear, airing cupboard, access to garage. This room can also be used as a utility as there is plumbing for a washing machine.

### Garage

UPVC Double glazed window to the side, wall mounted Worcester combi boiler, electric garage door, power and light.

### Externally

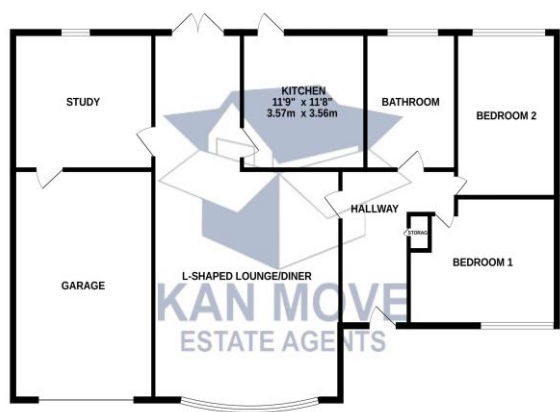
Block paved drive to Garage, garden to the front with side access to the enclosed rear garden with resin patio area.



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		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, contents and other items are approximate and not guaranteed to be exact for any purpose or use. This plan is for illustrative purposes only and does not constitute an offer or any other financial product. The actual layout and dimensions of the property may vary from those shown on the floorplan and no guarantee as to their accuracy or efficiency can be given. Kan Move Estate Agents Ltd.

