

KAN MOVE

Estate Agents

3 bed End Terrace House for sale - £125,000

West Terrace - Spennymoor



Council Tax Band: A

EPC Rating: D

Superbly presented Three bedroom end terraced house situated within walking distance to all local amenities this spacious home offers character from entering into the hallway, spacious Lounge has Victorian feature fire surround opening through to Dining room which has a multi fuel burner and french doors out to enclosed rear yard, recently installed kitchen including integrated appliances, large first floor bathroom, Bedroom one has fitted floor to ceiling sliding door wardrobes, the property is fully double glazed, gas fired central heating system.



1 Bathrooms

3 Beds

- WELL PRESENTED END TERRACED HOUSE
- SUPERB RECENTLY INSTALLED KITCHEN
- FIRST FLOOR BATHROOM
- LARGE THROUGH LOUNGE/DINING ROOM
- ENCLOSED REAR YARD
- GAS FIRED CENTRAL HEATING SYSTEM

SCAN FOR DETAILS

Entrance Vestibule

Upvc double glazed door, tiled flooring, inner original door to the hallway and stairs to first floor.

Lounge 15' 0" x 12' 0" plus bay window (4.57m x 3.65m)

Upvc double glazed bay window to the front, Feature fire surround with coal effect gas fire. opening into the dining room

Dining Room 16' 0" x 13' 0" into Alcove (4.87m x 3.96m)

Upvc double glazed french doors out to the enclosed rear yard, inset brick fire place with Multi fuel log burner on a hearth.

Kitchen 12' 0" x 9' 0" (3.65m x 2.74m)

Matching wall, base units and drawers with intergrated appliances, washing machine, fridge and a freezer, gas hob with electric oven. Resin black sink unit with mixer tap. upvc double rear door, understairs storage cupboard, Tiled flooring.

Landing

Loft access with pull down ladder part boarded, storage cupboard.

Bedroom One 12' 0" x 10' 0" plus fitted robes (3.65m x 3.05m)

Upvc double glazed window to the front, Sliding door fitted robes.

Bedroom Two 13' 0" x 13' 0" (3.96m x 3.96m)

Upvc double glazed window to the rear, cupboard housing the Boiler

Bedroom Three 7' 0" x 9' 0" (2.13m x 2.74m)

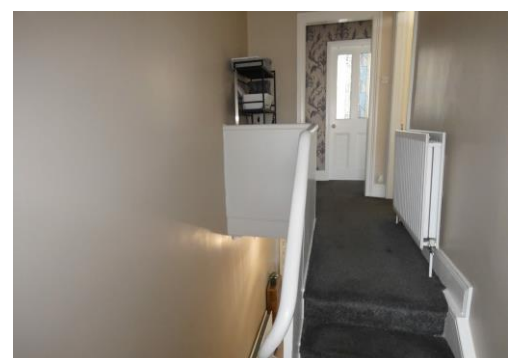
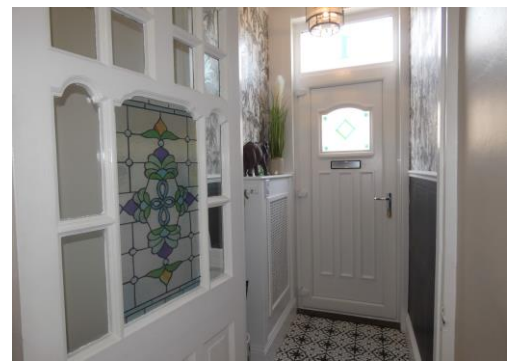
Upvc double glazed window to the front

Bathroom

Original cast Bath with electric shower over, vanity unit unit with hand basin and W/C, upvc double glazed window to the rear, part tiled walls. storage cupboard.

Externally

Small enclosed forecourt to the front with brick wall/wrought iron gate and railings. Enclosed rear yard, outside water tap, and electric point



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		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

