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40 Church Street, Shildon, Co. Durham DL4 1DX

## Victoria Gardens

Spennymoor, DL16 7TN



### Offers in the Region Of £59,950

- Three Bedroomed Link Property
- In need of some refurbishment
- Upvc Double Glazed
- L Shaped Lounge/Diner
- Bathroom with Shower
- Must be Viewed

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

**FJ Estates are delighted to offer for sale this three bedrooomed link property in Spennymoor benefiting from upvc double glazing and ducted air heating. Ideally located close to Spennymoor Town Centre and local bus route. In brief the property comprises of entrance porch, a hall, a dual aspect lounge/diner, fitted kitchen, rear porch. To the first floor there are three bedrooms and a bathroom/wc with electric shower. Externally there are front and rear garden and a single garage is located close by. This property is in need of refurbishment and is an ideal property for an investor or FTB. Early viewing is strongly recommended.**



## PROPERTY PARTICULARS

### Entrance Porch

With upvc double glazed entry door to the front elevation.



### Entrance Hallway

With access to ground floor rooms and staircase leading up to the first floor accommodation

### Lounge/Diner 22' 8" x 11' 5" (6.90m x 3.48m)

With upvc double glazed window to the front and rear elevation, timber door leading into a rear porch and a feature stone fireplace.



### Kitchen 8' 11" x 6' 11" (2.72m x 2.11m)

With upvc double glazed window to the rear elevation, fitted kitchen, laminated working surfaces, stainless steel sink unit and cooker point

### First Floor Landing

With access to loft space and all first floor rooms.

### Bedroom One 12' 8" x 8' 2" (3.86m x 2.49m)

With upvc double glazed window to the front elevation.



### Bedroom Two 9' 4" x 8' 3" (2.84m x 2.51m)

With upvc double glazed window to the rear elevation and built in three door wardrobe.



## **Bedroom Three** 6' 7" x 6' 4" (2.01m x 1.93m)

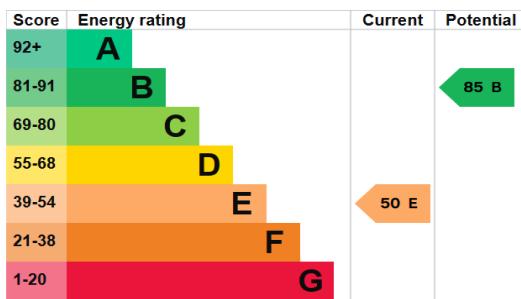
With upvc double glazed window to the front elevation.

## **Bathroom/wc**

With upvc double glazed window to the rear elevation, suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level wc.

## **Externally**

To the front of the property there is an open plan garden, whilst to the rear and enclosed garden. Located close by is a single garage with up and over door.



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

