

## Weardale Street Spennymoor, DL16 6ER



### Offers in the Region Of £68,950

- Two Bedroomed Terrace
- Combi Boiler and upvc Double Glazing.
- Two Good Sized Bedrooms
- Bathroom/wc with Shower
- Enclosed Rear Yard
- 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 purchases 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 deceptively spacious two bedrooomed terrace property. Benefiting from upvc double glazing and gas central heating via combi boiler. The property briefly comprises of Entrance Hall, Lounge and Kitchen/Diner. To the first floor there are two good sized bedrooms and a bathroom/wc with shower. Externally there is an enclosed rear yard. Early viewing recommended.



## PROPERTY PARTICULARS

### Entrance Hall

With upvc double glazed entry door to the front elevation and staircase leading up to the first floor accommodation.

### Lounge 12' 7" x 10' 7" (3.83m x 3.22m)

With upvc window to the front elevation and feature fireplace

### Rear Entrance Porch

With upvc window and upvc entry door to the side elevation

### Landing

With access to loft space all first floor rooms.

### Bedroom One 12' 7" x 9' 9" (3.83m x 2.97m)

With upvc double glazed window to the front elevation and over stairs storage cupboard containing combi boiler.

### Bedroom Two 10' 7" x 7' 8" (3.22m x 2.34m)

With upvc double glazed window to the rear elevation, built in storage cupboard

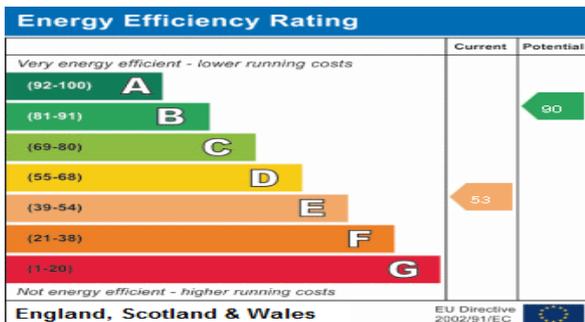
### Bathroom/wc

With upvc double glazed window to the rear elevation, white suite with panelled bath with mixer shower tap, pedestal wash hand basin and low level wc.

### Externally



To the rear of the property there is an enclosed yard with gated access.



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.

