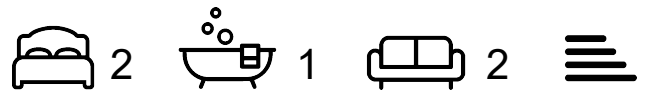




South Street

Spennymoor, DL16 7TU

Price £52,500



Spacious and well presented two bedroomed terraced property located on South Street in Spennymoor. Ideal investment opportunity, sold with vacant possession. Positioned just a short distance from Spennymoor town centre which has a range of local amenities such as supermarkets, schools, retail stores, cafes and local shops. There is a regular bus service through the town providing access to neighbouring towns and villages whilst the A688 is nearby leading to the A1(M) both North & South.

In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. Whilst the first floor contains the two double bedrooms and family bathroom. Externally the property has on street parking available to the front and there is an enclosed rear yard to the rear.



Living Room 11'1" x 10'5" (3.4m x 3.18m)

Spacious living room located to the front of the property providing ample space for furniture and window to the front elevation.

Dining Room 13'6" x 11'1" (4.12m x 3.4m)

The second reception room is another good size with space for a dining table and chairs, further furniture and window to the rear elevation.

Kitchen 12'1" x 5'6" (3.7m x 1.7m)

The kitchen contains a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances including an oven, fridge/freezer and washing machine.

Master Bedroom 15'8" x 11'9" (4.8m x 3.6m)

The master bedroom provides space for kings sized bed, further furniture and large window to the front elevation.

Bedroom Two 12'3" x 9'2" (3.74m x 2.8m)

The second bedroom is another double bedroom with window to the rear elevation.

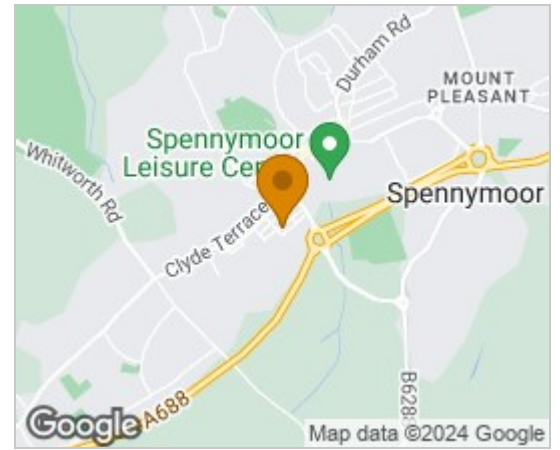
Bathroom 10'4" x 5'6" (3.16m x 1.7m)

The bathroom contains a corner panelled bath, WC and wash hand basin. Opaque window to the side elevation.

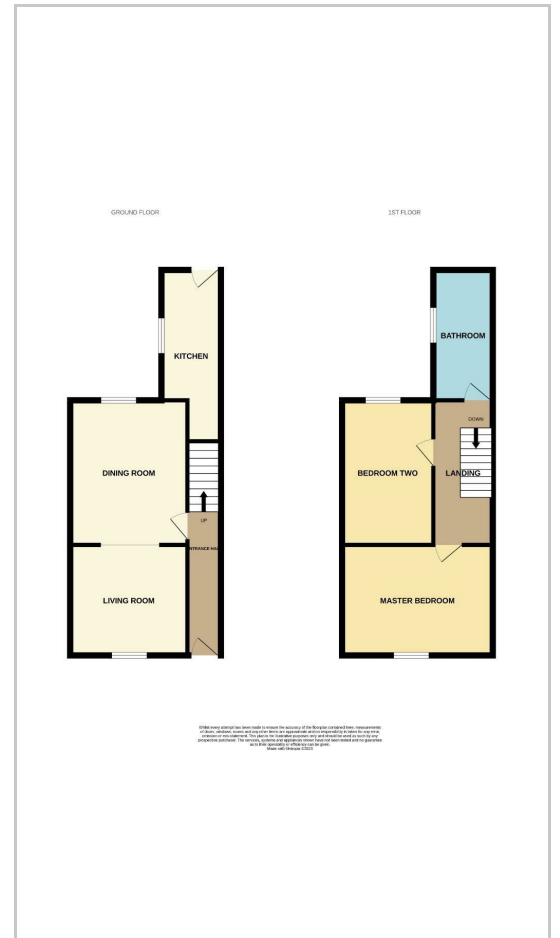
External

To the rear of the property there is an enclosed yard with gated access to the back lane, whilst to the front on street parking is available.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.