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53 South Street, Spennymoor, County Durham, DL16 7TU

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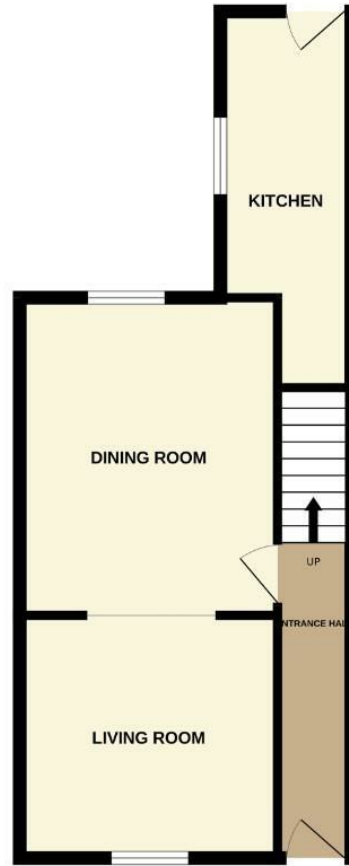
Price £45,000

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.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrax 6/2023

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

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

Living Room

11'1" x 10'5"

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"

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"

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"

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"

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

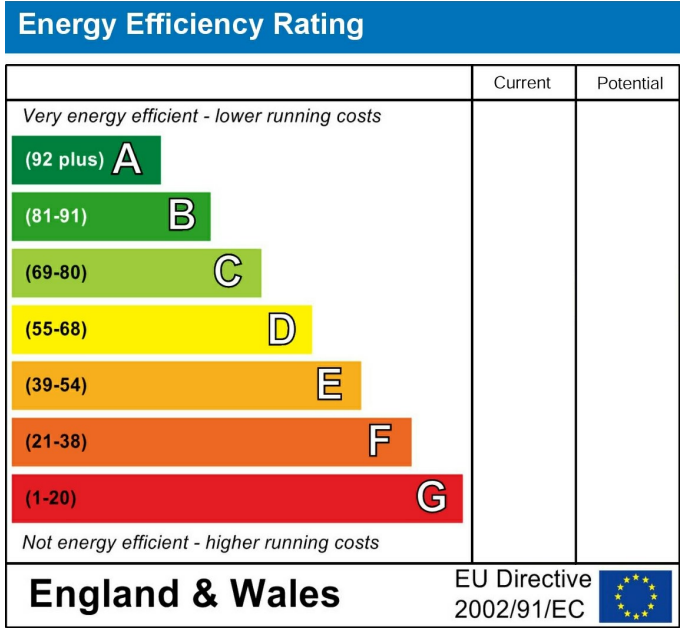
Bathroom

10'4" x 5'6"

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.



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. 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.





