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6 South Street, Spennymoor, DL16 7TT

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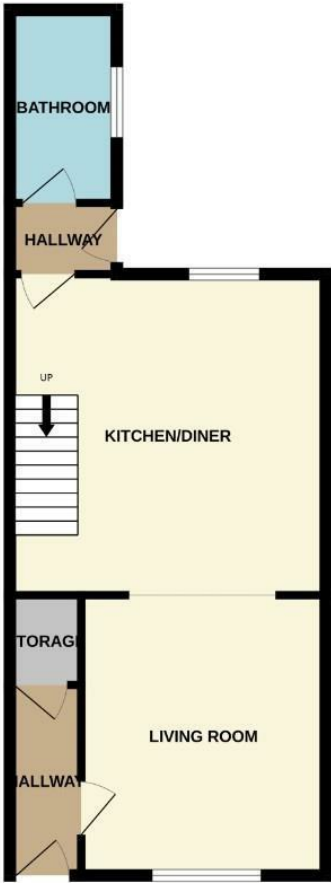
Price £52,000

Three bedroomed terraced property located on South Street in Spennymoor. This property is ideal for investment or first time buyers alike. Spennymoor 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.

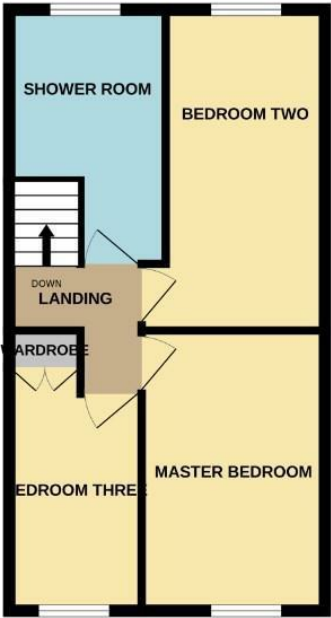
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and bathroom to the ground floor. The first floor contains the master bedroom, two further bedroom and shower room. Externally the property has on street parking to the front, whilst to the rear there is an enclosed yard with gated access into the back lane.

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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.
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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

13'1" x 11'5"

Spacious living room located to the front of the property, with large window allowing plenty of natural light.

Kitchen/Diner

15'1" x 15'1"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing appliances along with room for a dining table and chairs.

Bathroom

9'0" x 4'11"

The bathroom fitted with a bath, wash hand basin and WC.

Master Bedroom

12'11" x 8'10"

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

Bedroom Two

15'1" x 7'6"

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

Bedroom Three

11'1" x 5'10"

The third bedroom is a single room with window to the front elevation.

Shower Room

11'9" x 7'2"

Walk in shower cubicle, WC and wash hand basin.

External

Externally the property has an enclosed yard to the rear 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.



