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Chestnut Avenue Spennymoor, DL16 7SP

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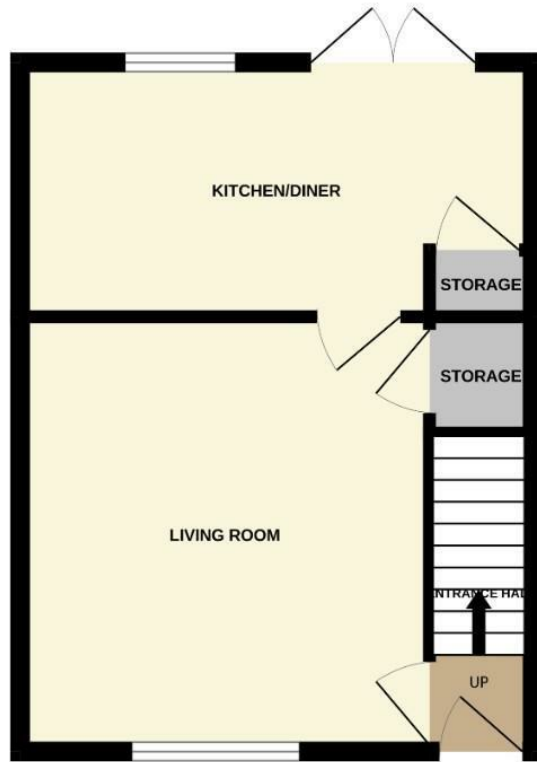
Offers In Excess Of £85,000

Modern and spacious two bedroomed semi detached family home, with garden, driveway and modernised throughout. Pleasantly positioned on Chestnut Avenue in Spennymoor. Situated within a sought after residential area and finished to a high standard throughout this modern property is ideal for first time buyers or growing families alike. Spennymoor is surrounded by countryside offering plenty of public walkways and cycle routes. The town has a range of amenities including supermarkets, primary & secondary schools, retail stores, independent shops, restaurants and leisure facilities. There is a regular public transport system in the area via bus and both the A688 & A167 are close by for commuters.

In brief the property comprises; the living room and kitchen to the ground floor. The first floor contains the master bedroom, second double bedroom and bathroom. Externally the property has a lawned garden along with large driveway to the front, whilst to the rear there is an enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.

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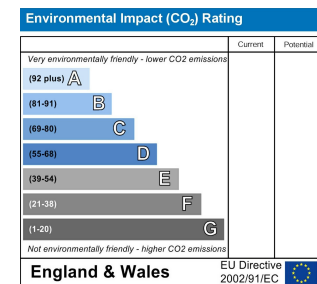
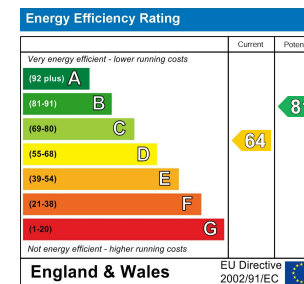
GROUND FLOOR



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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Living Room

13'1" x 12'3"

Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture and large window to the front elevation.

Kitchen

15'5" x 7'5"

The kitchen has been fitted with a range of high gloss wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from an integrated double oven, hob and overhead extractor hood along with space for further freestanding appliances.

Master Bedroom

12'5" x 10'1"

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

Bedroom Two

9'6" x 9'1"

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

Bathroom

8'8" x 5'8"

The newly fitted bathroom contains a panelled bath with perimeter tiling, WC and wash hand basin.

External

Externally the property has a lawned garden along with large driveway to the front, whilst to the rear there is an enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.

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.





