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Boyle Grove Spennymoor, DL16 6FA

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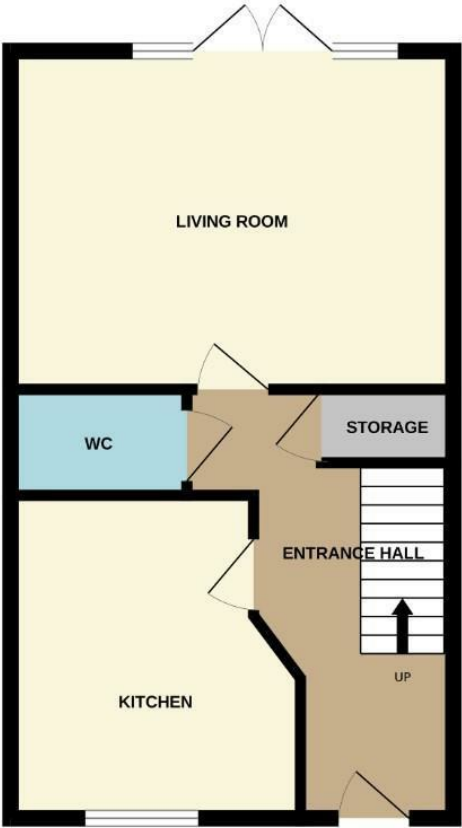
Price £180,000

Modern three bedroomed, semi detached family home located on Boyle Grove in Spennymoor. Perfectly positioned within a popular development this property will appeal to a variety of buyers alike. Benefiting from having a large rear enclosed garden as well as a double length driveway leading to single garage. It is located just a short distance from local amenities from shops to supermarkets, cafes and retail stores. The A688 is nearby and leads to the A1 both North and South. There is also a regular bus service allowing for access to nearby towns and villages.

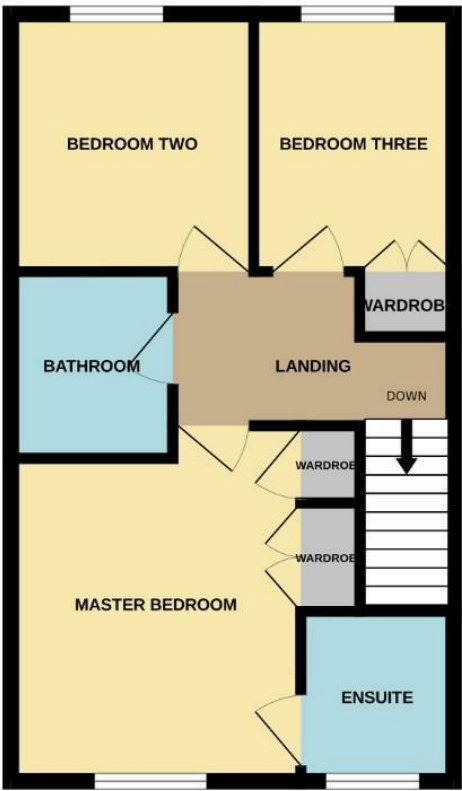
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a large enclosed garden to the rear, mainly laid to lawn along with a large patio area ideal for outdoor furniture. To the front of the property there is a large driveway leading up to the single garage providing ample off street parking.

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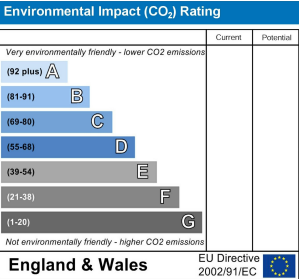
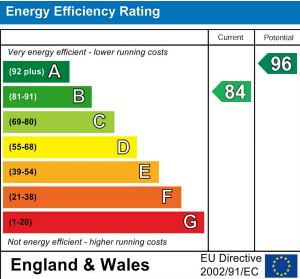
GROUND FLOOR



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

15'7" x 11'11"

The living room is a great size, with ample space for furniture, neutral decor and patio doors opening out into the large enclosed rear garden.

Kitchen

11'3" x 10'2"

The kitchen is fitted with a modern range of high gloss wall, base and drawer units, with complementing wood effect work surfaces, splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for free standing appliances including; a fridge/freezer, washing machine and tumble dryer. There is ample space for a table and chairs and window to the front elevation.

Cloakroom

5'6" x 2'11"

The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom

10'2" x 9'2"

The master bedroom provides space for a king sized bed, further furniture, also benefiting from built in wardrobes and large window to the front elevation.

Ensuite

5'10" x 5'6"

The ensuite contains a shower cubicle, WC and wash hand basin. Opaque window to the front elevation.

Bedroom Two

10'11" x 8'7"

The second bedroom is a good size double bedroom with window to the rear elevation overlooking the garden.

Bedroom Three

10'9" x 6'6"

The third bedroom is a single room, with built in storage cupboard and window to the rear elevation.

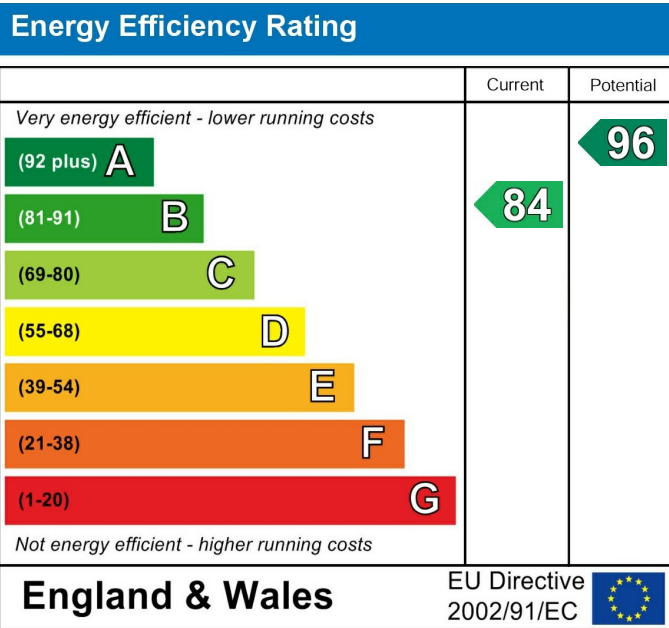
Bathroom

6'6" x 5'6"

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

External

Externally the property has a large enclosed garden to the rear, mainly laid to lawn along with a large patio area ideal for outdoor furniture. To the front of the property there is a large driveway leading up to the single garage providing ample off street parking.



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.



