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Heath Road Spennymoor, DL16 7DS

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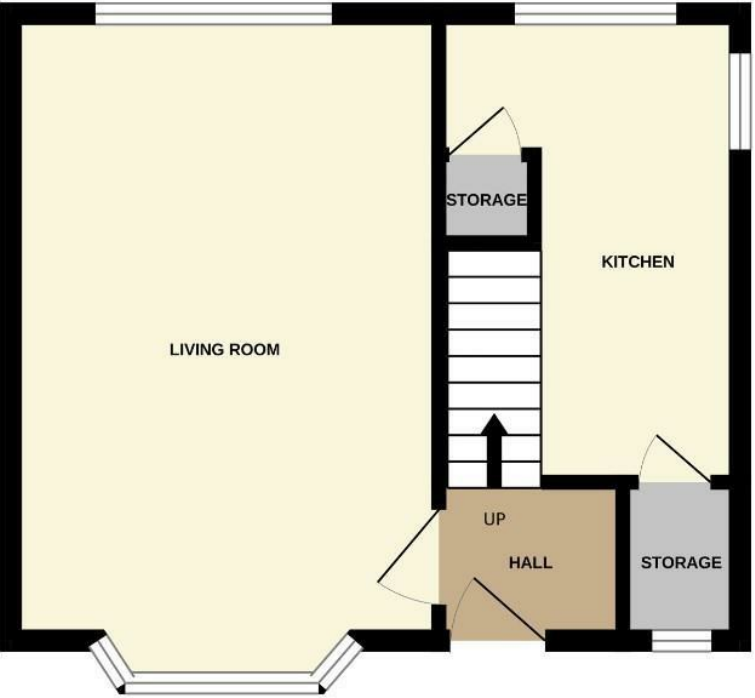
Price £80,000

Spacious two bedroom end of terrace family home set within a generous plot on Heath Road which includes both front and rear gardens. Offered to the market with no onward chain, this property will appeal to a variety of purchasers including investors and first time buyers alike. Located only a short distance from local amenities including primary and schools, supermarkets, retail shops, high street stores, independent shops, cafes and recreational facilities. There is an extensive public transport system in the town via bus providing regular access to nearby towns and villages, whilst the A688 is close by for commuters.

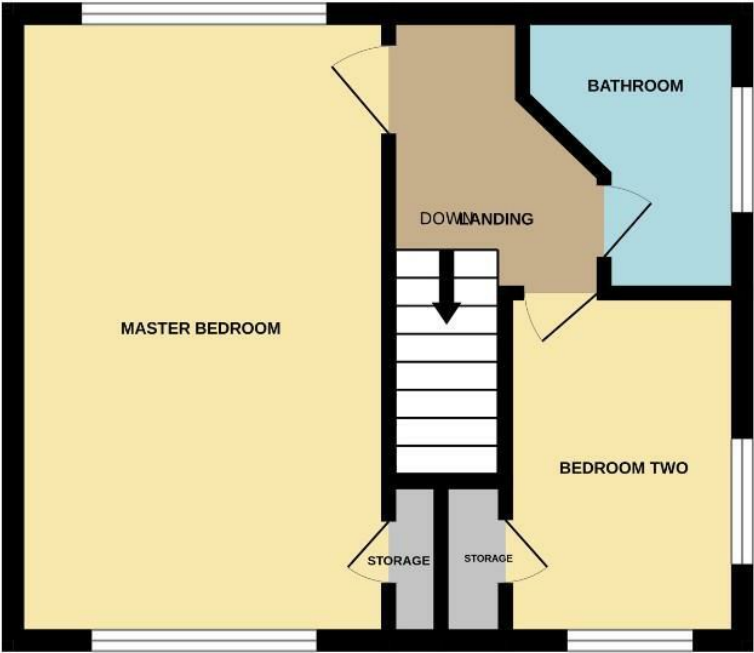
In brief this family home comprises, a large living room, modern kitchen/diner, two double bedrooms and family bathroom. Externally to the front is a low maintenance gravelled garden, whilst to the rear is the large garden mainly laid to lawn with patio area for outdoor furniture. On street parking available close by.

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GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) approx.

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			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					
70 85					
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Living Room

16'4" 9'10"

Large main reception room with dual aspect windows allowing for plenty of natural light with ample room for living and dining furniture.

Kitchen/Diner

13'1" x 12'5"

Modern kitchen fitted with a range of wall, drawer and base units, contrasting work surfaces, sink/drainers, integrated electric oven and hob. Space is available for further free standing appliances along with a dining table and chairs.

Master Bedroom

16'4" x 9'10"

A generous king sized master bedroom with plenty of space for bedroom furniture, neutral decor and dual aspect windows.

Bedroom Two

9'10" x 9'2"

The second double bedroom with ample space for furniture, neutral decor and dual aspect windows.

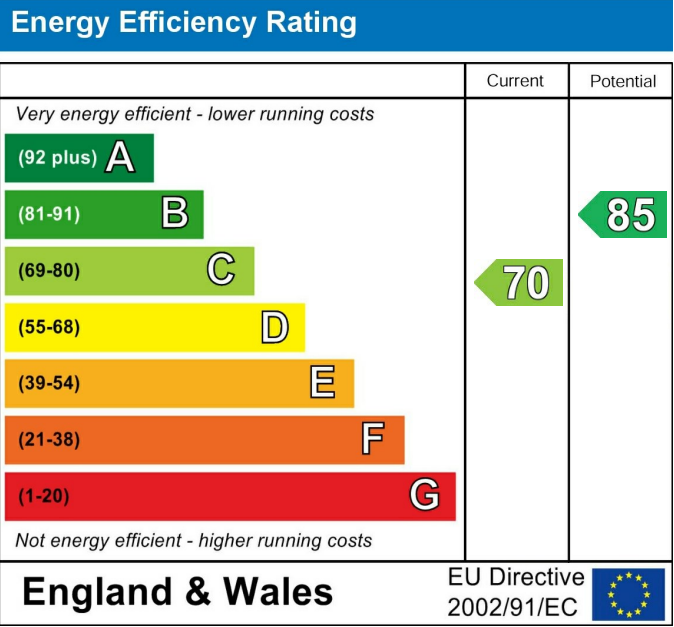
Bathroom

6'6" x 5'10"

Fitted with a low level WC, wash hand basin and panelled bath with overhead shower.

External

Externally to the front is a low maintenance gravelled garden, whilst to the rear is the large garden mainly laid to lawn with patio area for outdoor furniture. On street parking available close by.



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.



