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Craddock Street Spennymoor, DL16 7TD

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Price £55,000

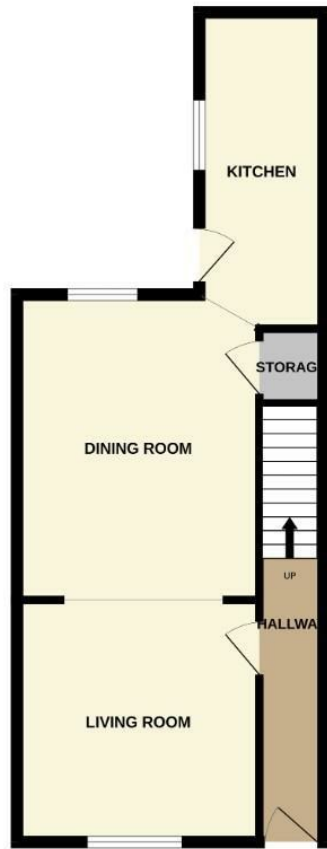
Spacious two bedroomed terraced property for sale with the tenant in place. Located on Craddock Street in Spennymoor, County Durham. This property is the ideal investment, with a sitting tenant in place, more info available upon request. Spennymoor has a range of local amenities such as supermarkets, 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, dining room and kitchen to the ground floor. The first floor contains the two bedrooms and family bathroom, stairs in the second bedroom lead up to the attic room providing additional storage. 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.

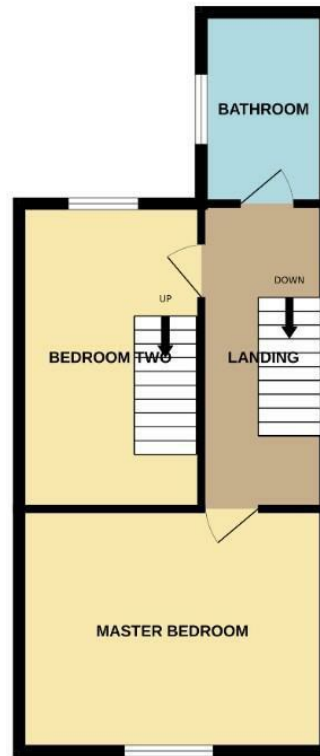
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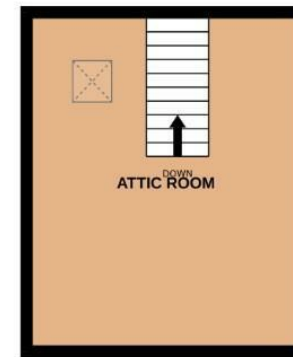
GROUND FLOOR



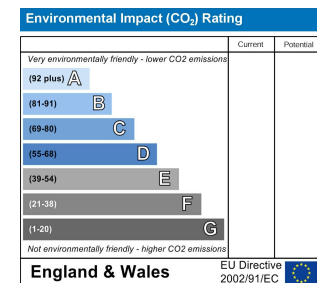
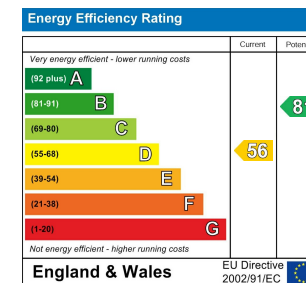
1ST FLOOR



2ND 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

11'5" x 11'5"

The living room is located to the front of the property, with ample space for furniture and window to the front elevation.

### Dining Room

14'5" x 11'5"

The second reception room is another good size with space for a table and chairs, further furniture and window to the rear elevation.

### Kitchen

12'9" x 6'2"

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

### Master Bedroom

14'5" x 11'5"

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

### Bedroom Two

13'9" x 8'10"

The second bedroom is a single bedroom with window to the rear elevation. Stairs lead to the attic room providing additional storage.

### Bathroom

9'2" x 5'10"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin. Opaque window to the side elevation.

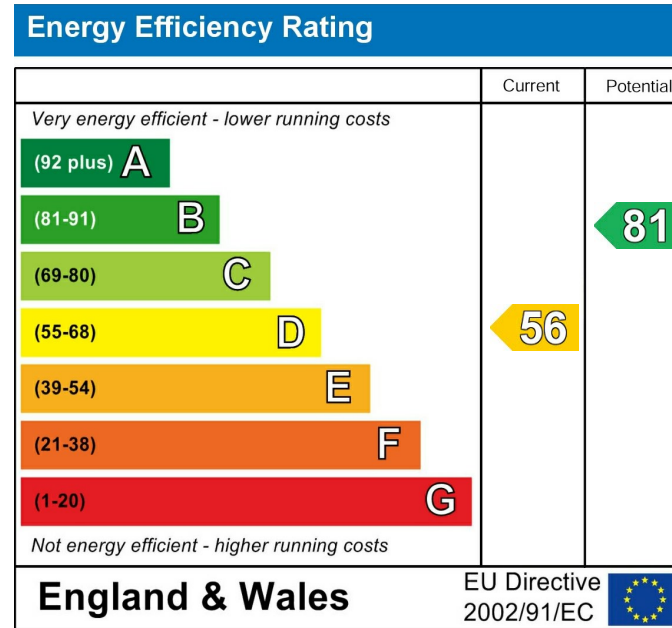
### Attic Room

16'4" x 13'0"

The attic room provides space for additional storage or use as a home office or play room.

### External

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.



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.



