

# KAN MOVE

## Estate Agents

### 4 Bed Detached House for sale - £225,000

Beckwith Close, KIRK MERRINGTON - Spennymoor



Council Tax Band: D

EPC Rating: C

FOUR Bedroom Detached house Superbly presented situated within the VILLAGE of KIRK MERRINGTON, BECKWITH CLOSE is a small residential modern estate with easy access to the A1, A19 and a short drive to DURHAM CITY. The property has been fully refurbished offering new Kitchen, Bathroom and En-suite facilities, painted white throughout, New flooring of grey carpets and vinyl to the bathrooms. Accommodation offers spacious lounge through to dining room with French doors out onto rear patio area and garden, ground floor kitchen/Breakfast, utility with Cloaks W/C, Bedroom one has en-suite, first floor family bathroom, fully double glazed, gas fired central heating system, driveway to a single garage. NO ONWARD CHAIN Viewing is highly recommended.

#### 3 Bathrooms

#### 4 Beds



- SUPERB FOUR BEDROOM DETACHED HOUSE
- DRIVEWAY TO GARAGE
- GARDENS TO FRONT AND REAR

- BEDROOM WITH EN-SUITE
- NEW FITTED KITCHEN
- UTILITY/ GROUND FLOOR CLOAKS W/C

SCAN FOR DETAILS

## Entrance Vestibule

Composite entrance door to vestibule/Stairs

## Lounge 14' 0" x 14' 0" plus Bay window (4.26m x 4.26m)

Understairs storage cupboard, Upvc double glazed window to the front,

## Dining Room 10' 0" x 9' 0" (3.05m x 2.74m)

Upvc double glazed French Doors out onto Rear Patio/Garden

## Kitchen/Breakfast Room 12' 0" x 10' 0" (3.65m x 3.05m)

Upvc double glazed window to the rear, Matching wall and base units with drawers, work top surface over, stainless steel sink unit with mixer tap, integrated dishwasher, electric hob, oven with extractor hood and splash back,

## Utility

Base unit with work top surface over, plumbing for washing machine, wall mounted cupboard housing the Boiler, door into Cloaks W/C. Upvc double glazed rear door.

## Ground floor W/C

Low level W/C, Pedestal wash hand basin, Upvc double glazed window to the side.

## Landing

Loft Access

## Bedroom One 12' 0" x 11' 0" (3.65m x 3.35m)

Lobby with storage cupboard, access into the bedroom and en-suite, Upvc double glazed window to the front.

## En-Suite

Upvc double glazed window to the front, Low level W/C, Vanity unit with sink, shower cubicle with shower off the mains, wall mounted Chrome heated towel rail.

## Bedroom Two 10' 0" x 12' 0" (3.05m x 3.65m)

Upvc double glazed window to the Rear

## Bedroom Three 9' 0" x 15' 0" (2.74m x 4.57m)

Upvc Double glazed window to the front

## Bedroom Four 9' 0" x 9' 0" (2.74m x 2.74m)

Upvc Double glazed window to the rear

## Family Bathroom

Upvc double glazed window to the rear, vanity unit with sink, bath with mixer tap shower, low level W/C, wall mounted chrome heated towel rail.

## Single Garage

Driveway to the Single Garage with Up and over door, power and light

## Rear Garden



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)		
11 Beckwith Close SPENNYMOOR DL16 7HE	Energy rating <b>C</b>	Valid until: <b>30 July 2033</b> Certificate number: <b>2267-3028-9203-6597-8204</b>

Property type	Detached house
Total floor area	104 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

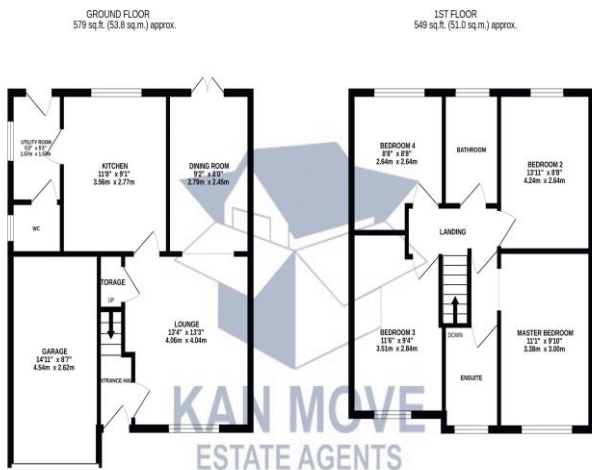
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2267-3028-9203-6597-8204?print=true>

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11, BECKWITH CLOSE, SPENNYMOOR, DL16 7HE  
 TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplate contained here, measurements of floors, walls, doors and any other items will approximate and are not responsible to date for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed, as to their operability or efficiency, can be given. Map not to scale.



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