

# KAN MOVE

## Estate Agents

1 bed Upper Floor Flat Flat for sale - £69,950

St. Pauls Close - Spennymoor



Council Tax Band: A

EPC Rating: D

Great Location of Spennymoor Town Centre within easy walking distance to all local shops and amenities. A well presented First floor One bedroom flat with driveway to Single detached garage and enclosed garden to the side, situated within a Cul-de-Sac location behind St Pauls Church. The property benefits from a recently fitted New Kitchen and Bathroom, grey carpets and oak doors. A gas boiler heats the water and shower, electric heaters are to the lounge and Bedroom, and is fully double glazed. NO ONWARD CHAIN ..We are informed by the vendor this property is Leasehold.



**1 Bathrooms**

**1 Beds**

- MODERN FIRST FLOOR FLAT
- DRIVEWAY TO SINGLE DETACHED GARAGE
- ENCLOSED GARDEN
- NEW FITTED KITCHEN
- NEW BATHROOM
- NEW GREY CARPETS THROUGHOUT

SCAN FOR DETAILS

### **Entrance Vestibule**

UPVC double glazed door into entrance vestibule with stairs to first floor

### **Lounge 13' 0" x 15' 0" (3.96m x 4.57m)**

UPVC double glazed window to the front, wall mounted electric heater.

### **Kitchen 10' 0" x 7' 0" (3.05m x 2.13m)**

New fitted Kitchen, matching wall and base units with drawers, wood effect work top surface over, electric oven and hob, plumbing for washing machine, space for Fridge/Freezer. UPVC double glazed window to the rear.

### **Bedroom 9' 0" x 10' 0" including fitted robes(2.74m x 3.05m)**

UPVC double glazed window to the rear, sliding fitted double wardrobes which houses the boiler for the hot water and shower, wall mounted electric heater.

### **Bathroom**

New white suite, Low level W/C, bath with shower over and side screen, pedestal wash hand basin, wall mounted Chrome heated towel rail. UPVC double glazed window to the side.

### **Landing**

UPVC double glazed window to the side, Loft Access with pull down ladder having power and light

### **Driveway to detached Single Garage**

Drive way to single detached garage with up and over door.

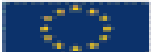
### **Garden**

Access to side enclosed garden.

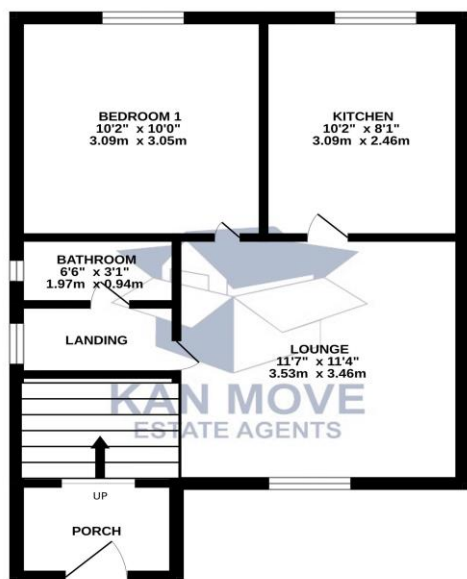


These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard 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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



ST PAULS CLOSE

TOTAL FLOOR AREA: 416 sq.ft. (38.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for general purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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