

KAN MOVE

Estate Agents

4 bed Detached House for sale - £245,000

Woodward Road - Spennymoor



Council Tax Band: D

EPC Rating: B

Take a Look at this Modern Detached house with extended Kitchen/ Garden Room a credit to the current owners, Only by booking a viewing will you appreciate what this property has to offer!! SPACIOUS, SUPERB, WELL PRESENTED FOUR BEDROOM DETACHED HOUSE!! Popular Merrington Park Development, within easy commuting access to the A1 and a short drive to Durham City. Kitchen/Garden Room with Island and Breakfast Bar, Utility and Ground Floor W/C, Main bedroom with En-Suite, family bathroom. Externally rear garden, double paved drive to a single garage.



3 Bathrooms

4 Beds

- SUPERB FOUR BEDROOM DETACHED HOUSE
- EXTENDED OPEN PLAN KITCHEN/GARDEN ROOM WITH BI-FOLDING DOORS
- MAIN BEDROOM WITH EN-
- GROUND FLOOR UTILITY AND CLOAKS W/C
- ENCLOSED REAR GARDEN
- DOUBLE PAVED DRIVE TO A SINGLE GARAGE

SCAN FOR DETAILS

Entrance Porch

Lounge 17' 0" x 14' 0" (5.18m x 4.26m)

UPVC Bay Window to front, upvc window to the side, Open plan Stairs to first floor.



Extended Kitchen/Breakfast, Garden room 17' 0" x 21' 0" (5.18m x 6.40m)

Matching wall, base units and drawers, eye level electric oven, integrated full size fridge and a freezer, gas hob with extractor, matching island with breakfast bar and drawers/storage under, stainless steel sink with mixer tap, spot lights. sky light to the garden room,, bi-folding doors, tiled flooring, wall mounted grey radiator, understairs storage cupboard, door to utility.



Utility room

Wall mounted boiler, plumbing for washing machine, space for Tumble drier, worktop surface and cupboard, Door to W/C cloaks Door to the rear garden.

Cloaks, W/C

Upvc Window to side, pedestal wash hand basin, low level W/C.

Landing

Loft Access

Bedroom One 12' 0" x 10' 0" (3.65m x 3.05m) plus wardrobes

Upvc Window to front, sliding door fitted wardrobes,

En-suite

Upvc Window to side, fully tiled shower cubicle with shower off the mains, low level W/C, pedestal wash hand basin



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

Upvc Window to front

Bedroom Three 9' 0" x 12' 0" (2.74m x 3.65m)

Upvc window to rear

Bedroom Four 7' 0" x 10' 0" (2.13m x 3.05m)

Upvc window to rear

Bathroom

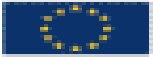
Low level W/C, pedestal wash hand basin, bath with mixer tap shower, part tiled walls, Upvc double glazed window to the rear.



Externally

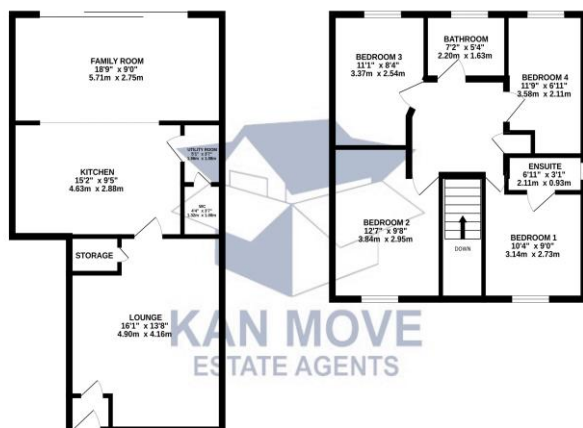
Double paved drive to a Single Garage up with and over door. Enclosed garden to the rear.

Energy Efficiency Rating

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

GROUND FLOOR
566 sq ft (52.0 sq m) approx.

1ST FLOOR
464 sq ft (43.1 sq m) approx.



12 WOODWARD ROAD

TOTAL FLOOR AREA: 1030 sq ft (95.7 sq m) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and any other items are approximate and not responsible for any errors, omissions or misstatements. This is not a contract document and should not be used for any legal purposes. Please refer to the full contract documents for more information. Kan Move Estate Agents Ltd. is not responsible for efficiency or for gas. Kan Move Estate Agents Ltd.



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