

# KAN MOVE

## Estate Agents

3 bed Semi Detached House for sale - £164,950

Fox Covert - Spennymoor



Council Tax Band: C

EPC Rating: D

Superb Cul-de-Sac location within the popular residential Estate THE COPPICE, on the outskirts of Spennymoor and Tudhoe, excellent commuting to the A1 and A19 with great transport links to DURHAM CITY, Extended three bedroom semi detached house offers driveway to a single garage, gardens to the front and rear, entrance porch into lounge with open plan stairs to the first floor,



**2 Bathrooms**

**3 Beds**

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY TO SINGLE GARAGE
- KITCHEN/BREAKFAST AND SEPARATE UTILITY ROOM
- SPACIOUS EN-SUITE TO MAIN BEDROOM
- POPULAR RESIDENTIAL LOCATION THE COPPICE
- GARDENS

SCAN FOR DETAILS

### **Entrance Porch**

Composite entrance door, upvc double glazed window to the side.

### **Lounge 16' 0" x 13' 0" to under stairs (4.87m x 3.96m)**

Upvc double glazed window to the front, open plan stairs to the first floor.

### **Kitchen/Breakfast 13' 0" x 9' 0" (3.96m x 2.74m)**

Matching Cream Gloss wall and base units with wood effect work top surface, wall mounted gas Boiler, upvc double glazed window to the rear, Gas hob, electric oven with extractor hood, One and half bowl stainless steel sink unit with mixer tap, upvc double glazed rear door. Tiled floor.

### **Landing**

Loft access, Airing cupboard

### **Main Bedroom 17' 0" x 10' 0" (5.18m x 3.05m)**

Upvc double glazed window to the front, loft access

### **En-Suite Bathroom 10' 0" x 7' 0" (3.05m x 2.13m)**

Bath, shower cubicle with electric shower, low level W/C, pedestal hand basin, part tiled walls, upvc double glazed window to the rear.

### **Bedroom Three 11' 0" x 8' 0" (3.35m x 2.44m)**

Upvc double glazed window to the front, Over head stairs storage cupboard, built in wardrobe.

### **Bedroom Two 13' 0" x 9' 0" (3.96m x 2.74m)**

Upvc Double glazed window to the rear

### **Family Bathroom**

White suite, bath, low level W/C, pedestal wash basin, wall mounted chrome heated towel rail, part tiled walls.

### **Single garage**

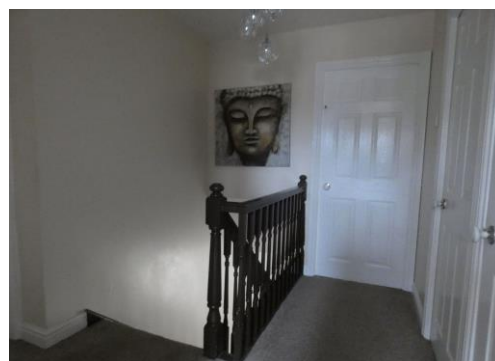
Electric door, power and light

### **Utility room**

To the rear of the garage Upvc double glazed window to the rear and Rear upvc double glazed door to the garden, plumbing for washing machine, work top surface. door into the garage.

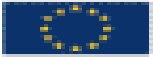
### **Rear garden**

enclosed rear garden and patio, Timber shed, Timber summer house and fitted pizza oven.



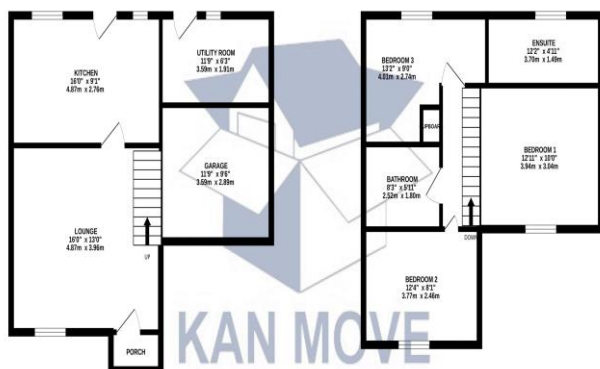
These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard 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>                                   |                            | 81  |
| (69-80) <b>C</b>                                   |                            |   |
| (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<br>2002/91/EC |  |

GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



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10 FOX COVERT

TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. The plans for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Mark with Vermapro 12/24



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