

KAN MOVE

Estate Agents

3 bed Semi Detached House for sale - £220,000

Marmaduke Street - Spennymoor



Council Tax Band: B

EPC Rating: E

****WELL PRESENTED** three bedroom semi detached house with large garden.****** Popular central location of Spennymoor... A three bedroom semi detached house with large Garden/land and a single garage having a electric door, The property is rare to the market and offers well presented living accommodation including open plan Lounge/diner with Log burner, Kitchen ,ground floor Cloaks W/C, double glazed, a Newly installed boiler providing gas fired central heating system. recently installed first floor bathroom. This property is highly recommended to view, it will not disappoint you.



SCAN FOR DETAILS

2 Bathrooms

3 Beds

- THREE BEDROOM SEMI-DETACHED HOUSE
- LARGE GARDEN/ LAND/ EXTENSIVE DRIVEWAY
- SINGLE GARAGE WITH ELECTRIC DOOR
- GROUND FLOOR COAKS W/C
- NEW INSTALLED GAS BOILER
- LOG BURNER TO LOUNGE/DINER

Lounge/Diner 24' 0" x 15' 0" (7.31m x 4.57m)

UPVC Composite entrance door, stone feature surround with log burner and marble hearth, varnished flooring, UPVC double glazed window to front and rear, open plan pine stairs to first floor.



Kitchen 6' 0" x 20' 0" (1.83m x 6.09m)

Laminate flooring, matching wall and base units and worktop, ceramic sink with mixer tap, brick effect tiled splash backs, range master double gas cooker with extractor hood, plumbing for washing machine and space for fridge/freezer, two UPVC double glazed windows to side, UPVC double glazed rear door.



Ground Floor Cloaks

UPVC double glazed window to side, low level W/C and hand basin.

Bedroom One 15' 0" x 11' 0" (4.57m x 3.35m)

UPVC double glazed window to front.

Bedroom Two 12' 0" x 13' 0" (3.65m x 3.96m)

UPVC double glazed window to rear, New installed Gas boiler in storage cupboard.

Bedroom Three 10' 0" x 10' 0" (3.05m x 3.05m)

UPVC double glazed window to rear.



Bathroom

White suite, Vanity unit with wash hand basin, Upvc double glazed window to the front, wall mounted heated towel rail, part tiled walls, Bath has shower with shower screen, low level W/C.

Landing

Pine spindles/ staircase to first floor landing with Loft Access

Single Garage

Electric door with power and light.

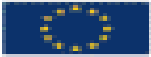
Externally

Double drive to the front with double gates opening into extensive enclosed garden/ land with an extra long driveway.



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) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |



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