

# KAN MOVE

## Estate Agents

3 bed Terraced House for sale - £137,500

Osborne Road - Spennymoor



Council Tax Band: A

EPC Rating: E

Superbly presented a Three/Fourth bedroom terraced family home that has recently had a re-furbished New Kitchen, first floor bathroom and New Roof, with spacious living accommodation only viewing can appreciate the ample space it offers. Situated in Spennymoor within walking distance to all local amenities including schools and shops with the main bus route to Durham City, the ground floor offers a third reception room with its own entrance door currently used as the study but can easily be used as a fourth Bedroom. The property benefits from gas fired central heating system, an open coal fire and a log burner. Ground floor Cloaks W/C and utility room, Externally is a rear courtyard. Viewing is a must to appreciate what this grand home has to offer. We are informed this property is Freehold.

**1 Bathrooms**

**3 Beds**



SCAN FOR DETAILS

- THREE BEDROOM TERRACED HOUSE
- GROUND FLOOR STUDY/FOURTH BEDROOM
- LOUNGE THROUGH DINING ROOM

- GROUND FLOOR UTILITY/ CLOAKS W/C
- NEW FITTED KITCHEN
- SUPERB FIRST FLOOR BATHROOM

## Front

### Entrance Vestibule

Entrance UPVC double glazed door into vestibule, Door to the hallway

### Hallway

Entrance Hallway/Stairs, door into Dining room

### Dining Room 15' 0" x 14' 0" into Alcove(4.57m x 4.26m)

Upvc Double glazed window to the rear, Feature inset fire place with log burner, stone hearth, wood beam shelf.

### Lounge 14' 0" plus bay window x 15' 0" into alcove(4.26m x 4.57m)

Upvc double glazed bay window to the front, Marble feature fire surround with open fire, inset ornate tiles and hearth.

### Kitchen 10' 0" x 8' 0" (3.05m x 2.44m)

Matching grey wall and base units with work top surface over, electric oven and electric hob, extractor hood, intergrated fridge and freezer, dishwasher, tiled splash backs, upvc double glazed window to the side, spot lights to ceiling, under stairs storage cupboard.

### Rear Lobby

Upvc double glazed rear door

### Utility, Cloaks W/C

Plumbing for washing machine, space for tumble drier with work top surface over, fitted tall storage cupboard, wall mounted chrome heated towel rail, Storage cupboard housing the boiler. Upvc double glazed window to the side. Low level W/C

### Ground floor Study/Fourth Bedroom 13' 0" x 8' 0" (3.96m x 2.44m)

This room is currently used as the study by the current owners, can be used as a fourth Bedroom or reception room. This room has its own UPVC double glazed entrance door to the side. Upvc double glazed window to the side.

### Landing

Fitted storage cupboards. Upvc double glazed window to the side.

### Bedroom One 10' 0" x 15' 0" into Alcove(3.05m x 4.57m)

Upvc Double glazed window to the rear.

### Bedroom Two

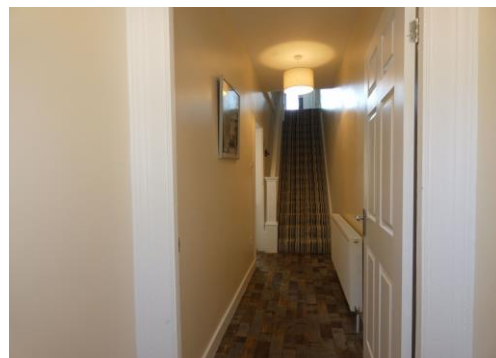
Upvc Double glazed window to the front

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

Upvc Double glazed window to the front


### Family Bathroom

Superb fitted Bathroom with separate double shower with glass panels having double shower head off the mains, vanity storage unit with white sink unit, mixer tap, low level W/C, part tiled walls,spot lights to the ceiling, free standing roll top bath. upvc double glazed window to the rear.



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>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	49	
(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	



**KAN MOVE**  
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