

KAN MOVE

Estate Agents

2 bed Detached Bungalow for sale - £349,950

South View - Spennymoor



Council Tax Band: C

EPC Rating: C

SOUTH VIEW, Spennymoor Kan Move are delighted to offer this individual Two bedroom detached bungalow that has been renovated to a high standard by the current owners only viewing will you appreciate what it has to offer, including the outstanding large rear garden with patio area and block paving area to the front. Superbly presented throughout the accommodation offers entrance porch/hall leading into the Kitchen, open plan lounge/garden room with bi-folding doors and a dining room, LVT flooring herringbone with under floor heating, there is a second hallway that leads to the modern Family bathroom and two double bedrooms, one



1 Bathrooms

2 Beds

- SUPERB TWO BEDROOM DETACHED BUNGALOW
- LARGE REAR GARDEN
- EXTENDED GARDEN ROOM WITH BI-FOLDING DOORS
- PAVING TO THE FRONT
- GAS FIRED CENTRAL HEATING SYSTEM
- CONVERTED GARAGE

SCAN FOR DETAILS

Entrance Hallway

Composite entrance door, double storage cupboard

Kitchen 11' 0" x 12' 0" (3.35m x 3.65m)

UPVC Double glazed bay window to the front, matching wall and base units, gas hob, electric oven and extractor hood, plumbing for washing machine, stainless steel sink unit with mixer tap, tiled splashbacks, spotlights.

Dining Room 21' 0" x 12' 0" (6.40m x 3.65m)

UPVC Double glazed window to rear, inset gas fire log burner with oak beam.

Lounge/Garden room 23' 0" x 12' 0" (7.01m x 3.65m)

Bi-folding doors to the side and windows, LVT flooring with under floor heating, media wall electric feature inset wall with space for T.V.

Hallway

UPVC double glazed door out to garden, column wall mounted radiator, storage cupboard housing baxi boiler, pull down ladder to loft access part boarded.

Bedroom One 11' 0" x 12' 0" (3.35m x 3.65m)

UPVC Double glazed window to rear, fitted sliding door wardrobes

Bedroom Two 10' 0" x 11' 0" (3.05m x 3.35m)

UPVC Double glazed window to front, storage cupboard

Bathroom

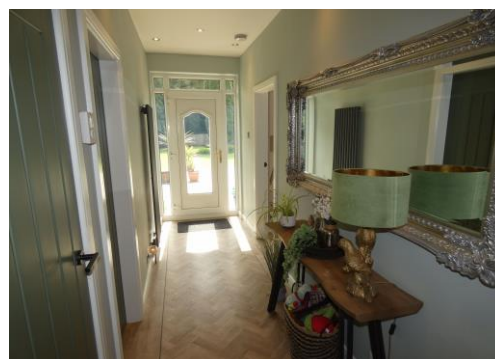
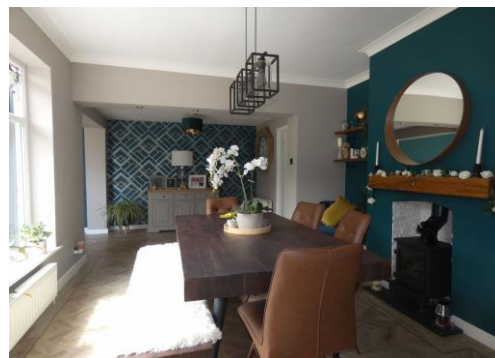
UPVC Double glazed window to rear, white suite with bath having double shower head over off the mains, vanity unit with drawers, low level W/C, wall mounted storage cupboard, part tiled walls, column radiator.

Converted Garage 22' 0" x 8' 0" (6.70m x 2.44m)

Currently used as a bedroom.. Composite entrance door into vestibule/lobby, UPVC Double glazed window to the front, fitted sliding door wardrobes.

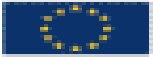
Externally

Extensive Rear garden with patio area. Paved area to the front.

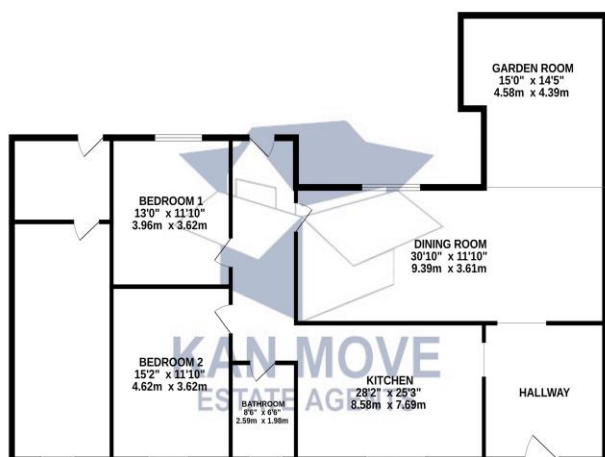


These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard 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	72	
(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
1731 sq.ft. (160.8 sq.m.) approx.



6 SOUTH VIEW
TOTAL FLOOR AREA - 1731 sq.ft. (160.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description, measurements, floor plans, and any other information, we accept no responsibility for any errors or omissions in this information. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, quality and quantity of materials are not guaranteed and no guarantee is given with respect to the accuracy of the information.



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