

KAN MOVE

Estate Agents

2 bed Terraced House for sale - £99,950

Weardale Street - Spennymoor



Council Tax Band: A

EPC Rating: D

Superbly presented Two bedroom mid terraced house with a single Garage and rear garden, Easy access commuting to the A1 and a short drive to Durham city, Entrance porch way into a vestibule with stairs to first floor landing, from the lounge through to a large Kitchen Diner with integrated appliances, First floor bathroom and two double bedrooms, the property is fully double glazed and benefits from gas fired central heating system, Viewing by appointment only.



1 Bathrooms

2 Beds

- SUPERB TWO BEDROOM MID TERRACED HOUSE
- GARAGE AND GARDEN
- LARGE KITCHEN/DINER
- LOUNGE
- GAS FIRED CENTRAL HEATING SYSTEM
- FIRST FLOOR BATHROOM

SCAN FOR DETAILS

Entrance Porch

Composite entrance door into the porch, Upvc double glazed window to the side with internal glazed door into vestibule with stairs to first floor.

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

Upvc double glazed window to the front, inset feature with marble hearth.

Kitchen/Diner 15' 0" x 16' 0" (4.57m x 4.87m)

Black Kitchen units with eye level double oven, Five ring gas hob, integrated fridge and freezer, intergrated dishwasher, plumbing for washing machine, and space for a tumble frier, double ceramic Belfast sink with mixer tap, tiled splash backs, laminate flooring, double storage cupboard, Upvc double glazed window to the rear.

First Floor Landing

Loft access

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

Upvc double glazed window to the front, storage cupboard housing the boiler. Laminate flooring

Bedroom Two 16' 0" x 9' 0" (4.87m x 2.74m)

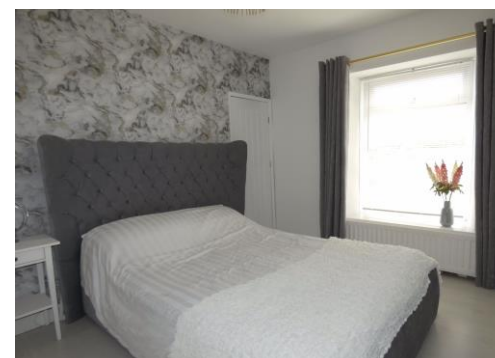
Upvc double glazed window to the rear, laminate flooring, Freestanding white wardrobes to be left in the sale.

Bathroom

P-Shaped bath with shower off the mains over and shower screen, pedestal wash hand basin, low level W/C, wall mounted Chrome heated towel rail, part tiled walls. Upvc double glazed window to the rear. attractive tiled flooring.

Externally

To the rear is a garden with patio area, timber gate and fence. A single garage with timber doors in a block to the rear of the property.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

