

KAN MOVE

Estate Agents

3 bed Detached House for sale - £225,000

Watson Park - Spennymoor



Council Tax Band: D

EPC Rating: C

Situated within the popular Residential Development of DURHAM GATE of SPENNYMOOR, with easy commuting access to the A1 and Durham City, A superb Corner Plot Three bedroom detached house with Driveway to a single garage and gardens is highly recommended to view. Offering entrance hallway, Kitchen/Diner, Light and airy Lounge with French doors, Ground floor W/C, first floor family bathroom, main bedroom with en-suite, Gas fired central heating system and Double Glazed. Viewing by Appointment Only.



SCAN FOR DETAILS

2 Bathrooms

3 Beds

- POPULAR DURHAM GATE DEVELOPMENT
- THREE BEDROOM DETACHED HOUSE
- MAIN BEDROOM WITH EN-SUITE
- GROUND FLOOR W/C
- DRIVEWAY TO SINGLE GARAGE
- ENCLOSED GARDEN

Entrance Hallway

Composite Entrance Door, Understairs storage, Ground Floor W/C

Ground Floor W/C

UPVC Double glazed window to rear, low level W/C, Wash hand basin in vanity unit, tiled floor.

Lounge 10' 0" x 19' 0" (3.05m x 5.79m)

UPVC double glazed french doors to the side out to garden, UPVC Double glazed window to front

Kitchen/Diner 10' 0" x 19' 0" (3.05m x 5.79m)

UPVC Double glazed window to front and side, wall mounted boiler in cupboard, gas hob, electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher, stainless steel sink unit with mixer tap.

First Floor Landing

UPVC Double glazed window to side, loft access, storage cupboard

Bedroom One 19' 0" x 11' 0" (5.79m x 3.35m)

UPVC double glazed window to rear and front, en-suite

En-suite

UPVC double glazed window to front, low level W/C, tiled double shower cubicle with electric shower, vanity unit with wash hand basin.

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

UPVC double glazed window to front and side.

Bedroom Three 8' 0" x 10' 0" (2.44m x 3.05m)

UPVC Double glazed window to front.

Bathroom

UPVC Double glazed window to front, Vanity Unit with wash hand basin, low level W/C, bath with shower mixer tap, part tiled walls and tiled flooring.

Externally

Garden to the front with Timber gate having access to the enclosed mature side garden and patio area.

Single Garage

Driveway to Single garage with up and over door, power and light, Electric pod for car. Upvc double glazed window and door to the rear of the garage giving access to the garden.

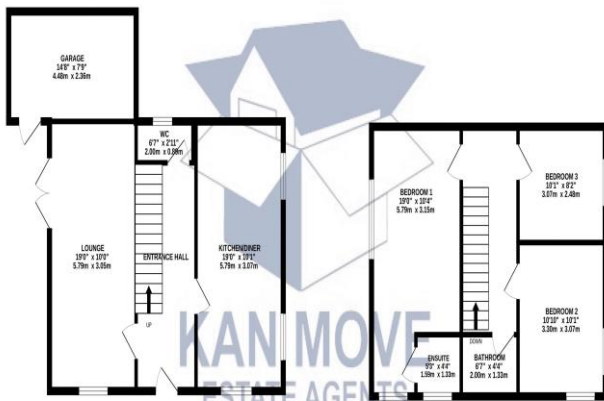


Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency over the years. Made with Metaplan CAD.



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Kan Move Limited - Company no. 11972803
 38 High Street, Spennymoor, Co. Durham, DL16 6DB
 01388417270
 info@kanmove.com
 kanmove.com