

# KAN MOVE

## Estate Agents

3 bed Semi Detached House for sale - £159,950

Atherton Close - Spennymoor



Council Tax Band: C

EPC Rating: C

Great location for commuting to the A1, Durham City, Bishop Auckland. Rare to the market within a Superb location situated in SPENNYMOOR, ATHERTON CLOSE, Well presented Three bedroom Semi Detached house with a long drive to the single garage. Accommodation offering entrance front porch, Lounge, dining room with french doors to conservatory, kitchen/breakfast, first floor bathroom, main bedroom with en-suite, gardens to the front and rear, gas fired central heating system, double glazed. Viewing by appointment only



SCAN FOR DETAILS

**2 Bathrooms**

**3 Beds**

- THREE BEDROOM SEMI-DETACHED HOUSE
- GARDENS TO FRONT AND REAR/ CONSERVATORY
- LONG DRIVEWAY TO SINGLE GARAGE
- GAS FIRED CENTRAL HEATING SYSTEM
- EN-SUITE TO MAIN BEDROOM
- DOUBLE GLAZED

### Entrance Porch

UPVC Double glazed entrance door, Upvc D/G window to side.

### Lounge 12' 0" x 15' 0" (3.65m x 4.57m)

UPVC Double glazed bow window to front, wall mounted feature electric fire.

### Dining Room 11' 0" x 10' 0" (3.35m x 3.05m)

UPVC Double glazed french doors to conservatory, open plan stairs. Door into the Kitchen.

### Kitchen/Breakfast Room 10' 0" x 14' 0" (3.05m x 4.26m)

UPVC Double glazed window to the rear and door, Matching wall, base units and drawers, breakfast bar, storage cupboard, electric hob and oven with extractor hood, tiled splashbacks, gas boiler in cupboard, One 1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, integrated fridge.

### Conservatory

Half brick construction with UPVC Double glazed windows, with door to side leading out to the garden.

### First Floor Landing

loft access, airing cupboard.

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

UPVC Double glazed window to rear, en-suite

### En-suite

UPVC Double glazed window to rear, shower cubicle with shower off mains, fully tiled walls, low level w/c, pedestal wash hand basin with mixer tap.

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

UPVC Double glazed window to front.

### Bedroom Three 9' 0" x 10' 0" (2.74m x 3.05m)

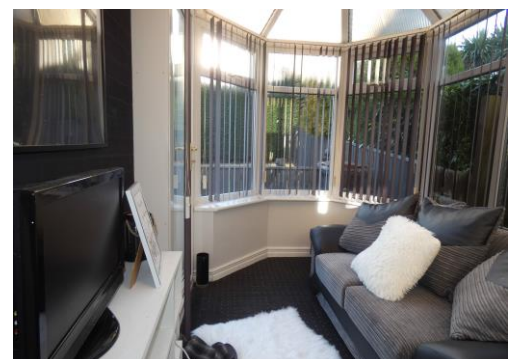
UPVC Double glazed window to front

### Bathroom

UPVC double glazed window to side, bath with mixer shower tap and side screen, pedestal wash hand basin, low level w/c, fully tiled walls.

### Externally

Long drive to the front leading to single garage with power and light, gardens to front and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

