

KAN MOVE

Estate Agents

3 bed Semi Detached House for sale - £190,000

Oval Park - Spennymoor



Council Tax Band: C

EPC Rating: D

NO ONWARD CHAIN Superbly presented situated within a popular location of TUDHOE, rarely available this Beautifully presented **THREE** bedroom semi detached house with gardens to the front and rear, long driveway to a single detached garage with electric door, From the porch into a lovely hallway with ground floor W/C, spacious lounge/dining room with french doors, Attractive fitted kitchen, First floor bathroom includes a separate shower cubicle, Fully double glazed with modern installed windows and composite front and rear doors, gas fired central heating system with a Baxi gas boiler. Viewing is highly recommended to appreciate this fine home.



2 Bathrooms

3 Beds

- WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE
- SUPERB LOCATION TUDHOE
- GROUND FLOOR CLOAKS W/C
- LOUNGE/DINER
- DRIVEWAY TO DETACHED GARAGE WITH ELECTRIC DOOR
- GARDENS TO FRONT AND BACK

SCAN FOR DETAILS

Front

Entrance Hallway

Composite entrance door with UPVC Double glazed windows, Entrance hallway with stairs. Ground floor cloaks W/C Door to the lounge and kitchen.

Ground Floor Cloaks W/C

Low level W/C, vanity unit with sink and mixer tap.

Lounge/Dining room 11' 0" x 13' 0" (3.35m x 3.96m)

UPVC Double glazed window to the front, feature fireplace oak beam with inset for a fire with hearth

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

UPVC Double glazed french doors to rear patio and garden

Kitchen 9' 0" x 11' 0" (2.74m x 3.35m)

UPVC Double glazed window to the rear, attractive matching wall, base units and drawers, plumbing for dishwasher and washing machine, gas point for cooker, extractor hood, space for fridge/freezer, understairs storage cupboard housing baxi boiler, stainless steel sink unit with mixer tap.

First Floor Landing

UPVC Double glazed window to side, Loft access

Bedroom One 10' 0" x 13' 0" (3.05m x 3.96m)

UPVC Double glazed window to front.

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

UPVC Double glazed window to rear, airing/storage cupboard.

Bedroom Three 8' 0" x 9' 0" (2.44m x 2.74m)

UPVC Double glazed window to front, overhead stairs storage cupboard.

Bathroom

UPVC Double glazed window to the rear and side, low level W/C, pedestal wash hand basin with mixer tap, fully tiled corner shower cubicle with electric shower, bath with mixer tap, part tiled walls, chrome heated towel rail.

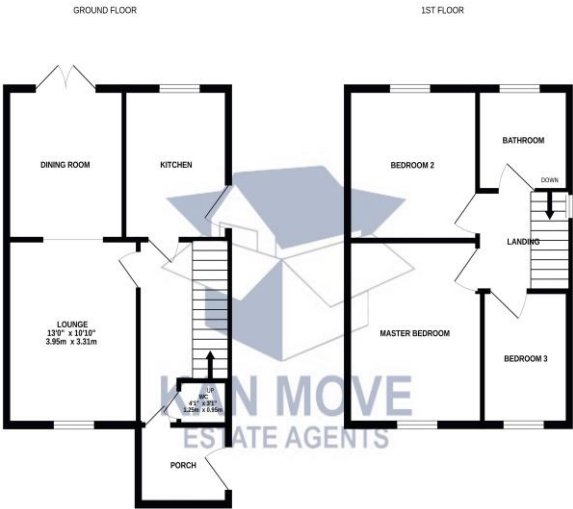
Externally

Lawned garden to the front, driveway to the side leading to the single detached garage with electric door, power and light. Timber gate at the side to the enclosed rear garden with patio area.



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		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, including rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Hanga 10/25



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