

# KAN MOVE

## Estate Agents

3 bed Terraced House for sale - £155,000

Jubilee Close - Spennymoor



Council Tax Band: C

EPC Rating: C

NO ONWARD CHAIN Within walking distance to the town centre of Spennymoor and the Towns local Jubilee Park, Situated at the head of a Cul-de-sac a well presented deceptively modern Three Bedroom Link Terraced house, ground floor comprising from the entrance hall into a spacious open plan lounge/diner which leads into the kitchen and W/C, patio doors out to a rear paved terrace garden. First floor family bathroom, Main bedroom with Fitted wardrobes and an updated en-suite, Gas fired central heating system and double glazing.

Externally to the front is a gravelled garden with electric points, shared access takes you to a rear Single Garage and driveway. Only by viewing this property will you appreciate the size of the bedrooms and what this home has to offer. THIS PROPERTY IS LEASEHOLD (DETAILS ARE AVAILABLE AT KAN MOVE) GROUND RENT £120.00 PER YEAR...(PAYABLE IN SEPTEMBER OF EACH YEAR)



SCAN FOR DETAILS

**3 Bathrooms**

**3 Beds**

- WELL PRESENTED THREE BEDROOM LINK-TERRACED HOUSE
- BEDROOM ONE WITH EN-SUITE
- GROUND FLOOR CLOAKS W/C
- ENCLOSED PAVED REAR TERRACE
- SINGLE GARAGE WITH DRIVEWAY
- FIRST FLOOR FAMILY BATHROOM

### Entrance Hallway

Entrance door into hall with stairs to first floor landing.

### Open plan Lounge/Diner into the Kitchen 25' 0" x 13' 0" (7.61m x 3.96m) into kitchen

UPVC Double glazed window to front, UPVC french doors to rear, understairs feature with spot lights.

### Open plan lounge/Diner into the Kitchen 16' 0" x 12' 0" (4.87m x 3.65m)

UPVC double glazed window to rear, space for fridge/freezer, eye level electric double oven/grill, electric hob, tiled splashbacks, spot lights to ceiling, Solid Oak wall and base units with larder cupboard, boiler in wall mounted cupboard, stainless steel sink bowl with Jet spray mixer tap, plumbing for washing machine, integrated dishwasher, feature spot lights to plinths.

### Ground Floor Cloaks W/C

Low level W/C, vanity unit with hand basin bowl and mixer tap, grey column radiator, cupboard housing the fuse box, feature stone floor.

### First Floor Landing

Loft access, airing cupboard

### Bedroom One 13' 0" x 11' 0" (3.96m x 3.35m)

UPVC double glazed window to front, Two double fitted wardrobes

### En-suite

Corner shower, with electric shower, UPVC double glazed window to front, vanity unit with sink bowl and mixer tap, low level W/C, chrome heated towel rail, tiled floors, spot lights to ceiling.

### Bedroom Two 16' 0" x 10' 0" (4.87m x 3.05m)

UPVC double glazed window to the front and rear, loft access.

### Bedroom Three 10' 0" x 12' 0" (3.05m x 3.65m)

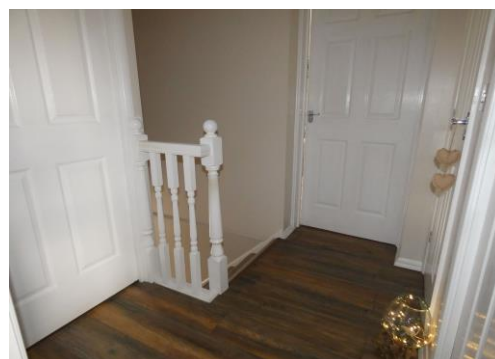
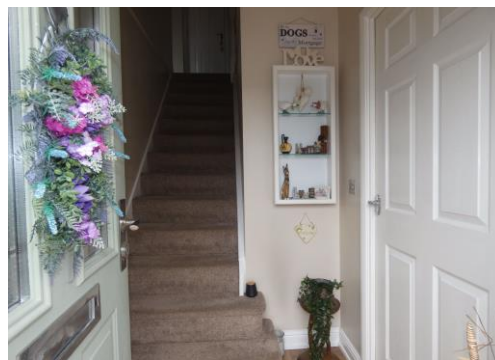
UPVC double glazed window to rear.

### Bathroom

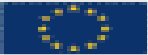
UPVC double glazed window to rear, vanity unit with bowl on top and mixer tap, low level W/C, bath with mixer tap and electric shower over, spot lights to ceiling, wall mounted grey heated radiator.

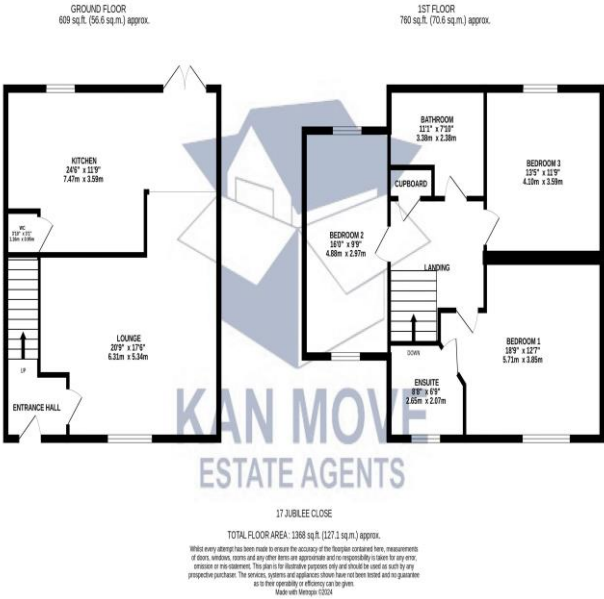
### Externally

Enclosed Patio terrace area to the rear. Gravelled garden to the front, shared access to the rear single garage and drive.



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  |
| <b>Very energy efficient - lower running costs</b><br><div> <div>(92-100) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> </div> |         |  |
|  |         | 85   |
|  | 70      |  |
|  |         |  |
|  |         |  |
|  |         |  |
|  |         |  |
| <b>Not energy efficient - higher running costs</b>   |         |  |
| <b>England, Scotland &amp; Wales</b>   |         | EU Directive<br>2002/91/EC  |



**KAN MOVE**  
Estate Agents

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