

KAN MOVE

Estate Agents

3 bed Semi Detached House for sale - £210,000

Cameron Court, KIRK MERRINGTON- Spennymoor



Council Tax Band: C

EPC Rating: B

Wanting a SPACIOUS home, take a look at this..... Superb Modern attractive Stone Build three bedroom semi detached house within the VILLAGE LOCATION of Kirk Merrington having easy access to Durham City, A1 and A19. With new flooring throughout and blinds to all windows this property is offered to a high standard with open plan living accommodation to the ground floor, Kitchen/breakfast with integrated appliances, spacious living room/dining room with patio doors out to the rear garden, Entrance Hallway, ground floor Cloaks W/C, well appointed family bathroom to the first floor, gas fired central heating system, Anthracite grey double glazed windows and doors, garden to the front and rear, two private allocated parking bays to the rear.

VIEWING BY APPOINTMENT ONLY.



SCAN FOR DETAILS

2 Bathrooms

3 Beds

- MODERN STONE BUILD
- THREE BEDROOM SEMI DETACHED HOUSE
- VILLAGE LOCATION OF KIRK MERRINGTON
- SUPERBLY PRESENTED OPEN
- GROUND FLOOR CLOAKS W/C
- GARDEN TO THE FRONT AND REAR
- ALLOCATED PARKING TO THE REAR

Entrance Hallway

Entrance door into a spacious hallway, door into the lounge, Kitchen/breakfast and dining area. Ground Floor Cloaks W/C. stairs to first floor landing.

Ground Floor Cloaks W/C

Back to wall W/C, Vanity unit with hand basin with Chrome mixer tap, radiator.

Open plan Kitchen/Diner/Lounge 21' 0" x 28' 0" (6.40m x 8.53m)

L-Shaped Living area with kitchen/Breakfast, dining area. KITCHEN Matching wall, base units and drawers with wood effect work top surface over, sink unit, integrated Fridge and freezer, electric oven, electric hob with extractor hood, spot lights to the ceiling, tiled splashbacks. Upvc double glazed window to the rear. Cupboard with Wall mounted Boiler, plumbing for washing machine, plumbing for a dishwasher. This room offers light and airy living accommodation with Sliding patio doors to the rear garden, Window to the rear of the kitchen, window to the front Lounge. From the lounge and Kitchen there is doors into the Hallway.

Landing

Storage Cupboard.

Bedroom One 14' 0" x 10' 0" (4.26m x 3.05m)

Upvc double glazed window to the front, radiator.

Bedroom Two 14' 0" x 10' 0" (4.26m x 3.05m)

Upvc Double Glazed window to the Rear, Radiator

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

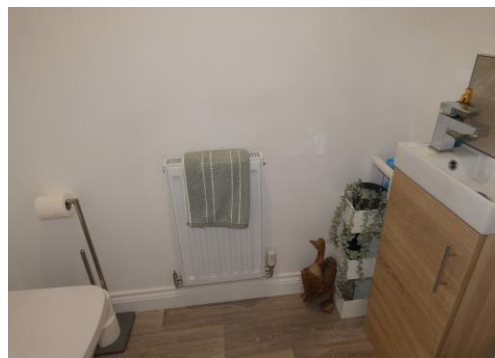
Upvc double glazed window to the rear. radiator.

Family Bathroom

White suite with bath and mixer tap, separate fully tiled corner Shower cubicle with double shower head off the mains, grey gloss vanity unit with storage cupboards, hand basin with chrome mixer tap, W/C. Wall mounted Chrome heated towel rail. Upvc double glazed window to the front. Spot lights to ceiling.

Externally

A small gravelled garden to the front with Timber gate and fence, side access to the rear of the property to enclosed garden with artificial turf and timber gate to the side. Two private allocated parking bays are to the rear of the property. Security Cameras are to the rear, side and front with outside lighting.



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
<i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	83	93
<i>Not energy efficient - higher running costs</i> England, Scotland & Wales	EU Directive 2002/91/EC	



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