

# KAN MOVE

## Estate Agents

for sale - £170,000

Durham Road - Spennymoor



Council Tax Band: B

EPC Rating: C

COMMERCIAL/SHOP WITH FIRST FLOOR APARTMENT FOR SALE Situated on DURHAM ROAD Spennymoor, great access, on a local bus route, outskirts of Durham City NO ONWARD CHAIN Freehold Ground floor commercial shop a well established "Sweet Rose Ice Cream Parlour" (selling without the business/machinery if interested can be negotiated) the shop ground floor has two front entrance reception rooms with spacious seating area, Kitchen, ground floor W/C, rear access to a yard with double wrought iron gates. Spacious Two bedroom first floor apartment with its own entrance to the front, gas fired central heating system, double glazed, Lounge, Kitchen/Breakfast, Large bathroom. VIEWING BY APPOINTMENT ONLY



0 Bathrooms

0 Beds

- GROUND FLOOR COMMERCIAL/SHOP PREMISES
- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- GAS FIRED CENTRAL HEATING SYSTEM
- REAR YARD

SCAN FOR DETAILS

### **Entrance**

Entrance composite door with stairs/access to the First floor apartment and the ground floor shop.

### **Apartment/Lounge 16' 0" x 12' 0" (4.87m x 3.65m)**

UPVC Double glazed window to rear and front, wall mounted electric fire, large storage cupboard.

### **Apartment Kitchen/Breakfast 13' 0" x 12' 0" (3.96m x 3.65m)**

UPVC Double glazed window to front, stainless steel sink unit with mixer tap, eye level oven and microwave, cream gloss wall and base units, plumbing for washing machine, space for fridge.

### **Bedroom One 16' 0" x 12' 0" (4.87m x 3.65m)**

UPVC Double glazed window to front, wall mounted boiler, storage cupboard.

### **Bedroom Two 10' 0" x 8' 0" (3.05m x 2.44m) plus narrowing to 6'0"**

UPVC Double glazed window to front

### **Apartment Bathroom**

UPVC Double glazed window to side, seperate double shower cubicle with shower off the mains, vanity unit with sink, mixer tap and drawers, low level w/c, part tiled walls, bath with mixer tap.

### **Ground Floor Commercial**

Ground floor shop/Cafe traded as a well established Business, Sweet Rose Ice Cream Parlour, \*\*the business and machinery is not included in this sale\*\* can be negotiated if interested. A first floor apartment comes with the property. The ground floor accomodation offers : Two reception rooms to the front of the building, Kitchen, ground floor W/C.

### **Kitchen**

Composite door to rear yard.

### **Ground Floor Cloaks W/C**

W/C, wash hand basin

### **Reception Room One**

UPVC Double glazed window to front

### **Reception Room Two**

UPVC Double glazed window to front

### **Shop Front**

Shop front with UPVC Entrance door and windows



| Energy performance certificate (EPC)                |                           |                     |                          |
|-----------------------------------------------------|---------------------------|---------------------|--------------------------|
| Claytons<br>8 Durham Road<br>SPENNYMOOR<br>DL16 6SH | Energy rating<br><b>C</b> | Valid until:        | 19 March 2029            |
|                                                     |                           | Certificate number: | 0070-3960-0391-2330-7030 |

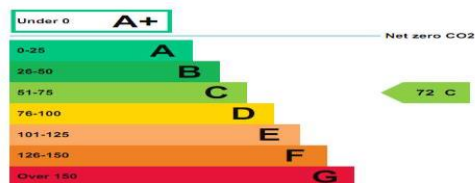
Property type: A1/A2 Retail and Financial/Professional services  
 Total floor area: 41 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

|                                  |      |
|----------------------------------|------|
| If newly built                   | 25 A |
| If typical of the existing stock | 73 C |

<https://find-energy-certificate.service.gov.uk/energy-certificate/0070-3960-0391-2330-7030?print=true>

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