



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

Bathrooms 0

Beds 0



SCAN FOR DETAILS

- GROUND FLOOR COMMERCIAL/SHOP PREMISES
- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN

- GAS FIRED CENTRAL HEATING SYSTEM
- REAR YARD
-

Entrance

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

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.

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

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"

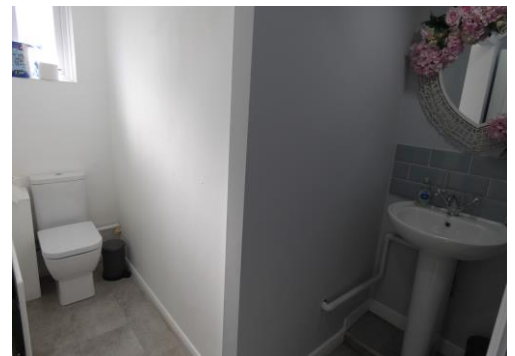
UPVC Double glazed window to front

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.

Kitchen

Composite door to rear yard.



| Energy performance certificate (EPC) | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------------------|
| Claytons 8 Durham Road SPENNYMOOR DL16 6BH | Energy rating C | 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>

1/2

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.

