

## 2 bed Upper Floor Flat for sale - £170,000

Durham Road - Spennymoor



**Council Tax Band: B**

**EPC Rating: C**

FIRST FLOOR APARTMENT FOR SALE INCLUDES GROUND FLOOR COMMERCIAL SHOP Situated on DURHAM ROAD Spennymoor, great access, on a local bus route, outskirts of Durham City NO ONWARD CHAIN  
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. 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. VIEWING BY APPOINTMENT ONLY

**Bathrooms 1**

**Beds 2**



SCAN FOR DETAILS

- FIRST FLOOR APARTMENT
- GROUND FLOOR COMMERCIAL/SHOP PREMISES
- 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.

### 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, separate 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

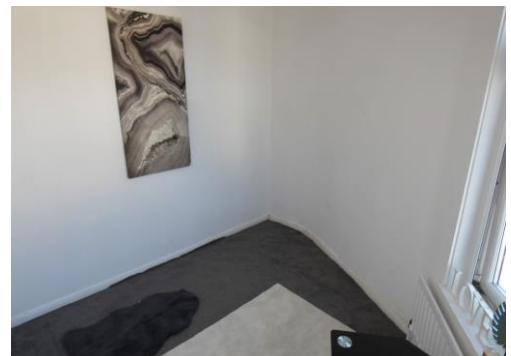
UPVC Double glazed window to front

### Reception Room Two

UPVC Double glazed window to front

### Shop Front

Shop front with UPVC Entrance door and windows



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.

