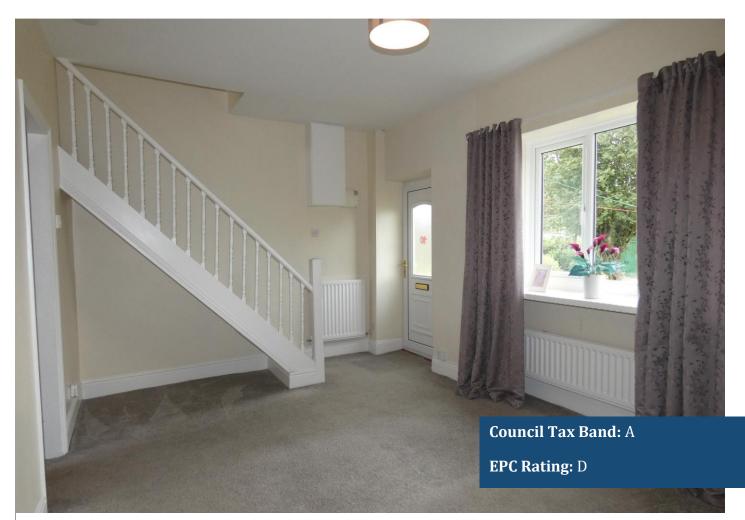
# KAN MOVE Estate Agents

# 2 bed Terraced House for sale - £99,950

Hopkinson Place - KIRK MERRINGTON, Spennymoor



Popular Village location, KIRK MERRINGTON. A well presented two bedroom mid terraced house with a large garden to the front and courtyard to the rear. Accomodation is well presented throughout offering Kitchen/Breakfast, ground floor Cloaks W/C, lounge having open plan stairs to first floor, first floor bathroom, gas fired central heating system, fully double glazed. This property will appeal to a variety of potential buyers with viewing by appointment only.



#### 1 Bathrooms

#### 2 Beds

- POPULAR VILLAGE OF KIRK MERRINGTON
- WELL PRESENTED TWO BEDROOM MID TERRACED HOUSE
- FIRST FLOOR BATHROOM

- GROUND FLOOR CLOAKS W/C
- LARGE GARDEN TO THE FRONT
- GAS FIRED CENTRAL HEATING SYSTEM

### Kitchen/Breakfast Room 13' 0" x 7' 0" (3.96m x 2.13m)

Upvc double glazed rear door and window, matching wall, base units and drawers, electric hob with oven, stainless steel sink unit, plumbing for washing machine. Door to ground floor W/C

#### **Ground floor W/C**

Upvc double glazed window to the rear, Low level W/C, wash hand basin.

#### Lounge 11' 0" x 18' 0" (3.35m x 5.48m)

Upvc double glazed door and window to the front, open stairs to first floor landing.

#### Landing

Loft access, Upvc double glazed window to the rear, storage cupboard.

## Bedroom One 12' 0" x 11' 0" (3.65m x 3.35m)

Upvc double glazed window to the front.

#### **Bedroom Two**

Upvc Double glazed window to the rear. Cupboard housing the Baxi boiler.

#### **Bathroom**

White suite comprising of Bath, W/C, Pedestal wash hand basin, wall mounted chrome heated towel rail.

#### **Externally**

Wrought iron gate with brick wall into small garden to the rear with a large garden to the front.









Score	Energy rating	Current Po	tential
92+	A		
81-91	В		91 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







