

## 2 bed Terraced House for sale - £94,950

Hopkinson Place - Spennymoor



**Council Tax Band: A**

**EPC Rating: D**

Popular Village location, KIRK MERRINGTON on the outskirts of Spennymoor, Bishop Auckland, with good commuting access to the A1, A19 and Durham City, A well presented two bedroom mid terraced house with a large garden to the front and courtyard to the rear. Accommodation 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.

**Bathrooms 1**

**Beds 2**



**SCAN FOR DETAILS**

- **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	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

