

## 2 bed Semi Detached Bungalow for sale - £199,950

Oval Park - Spennymoor



**Council Tax Band: C**

**EPC Rating: D**

Superbly situated within a popular residential location of OVAL PARK, TUDHOE, Corner plot two bedroom semi detached bungalow with gardens, drive to single garage with electric door. Entrance hall into spacious Lounge, Kitchen/Breakfast, inner hallway to Two double bedrooms and shower room. The property is fully double glazed and benefits from gas fired central heating system.

**Bathrooms 1**      **Beds 2**

- **POPULAR LOCATION OF TUDHOE**
- **TWO BEDROOM SEMI DETACHED BUNGALOW**
- **GARDENS TO FRONT, SIDE AND REAR**
- **DRIVEWAY TO SINGLE GARAGE**
- **GAS FIRED CENTRAL HEATING SYSTEM**
- **SHOWER ROOM**



**SCAN FOR DETAILS**



### Entrance hall

Upvc double glazed door with upvc glass window panel to the sides, double storage cupboard housing the electric panel.

### Lounge 17' 0" x 12' 0" into alcove (5.18m x 3.65m)

Upvc double glazed window to the front, coal effect gas fire with feature surround and hearth, door into inner hallway and Kitchen.

### Kitchen/Breakfast

Matching wall, base units and drawers, gas hob, electric oven, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, wall mounted cupboard with boiler, breakfast bar, upvc double glazed stable door and window to the side.



### Inner Hallway

loft access, storage cupboard.

### Bedroom One 10' 0" x 10' 0" (3.05m x 3.05m)

Fitted wardrobes with over head storage and drawers, upvc double glazed window to the rear.

### Bedroom Two 14' 0" x 9' 0" plus fitted robes (4.26m x 2.74m)

Upvc double glazed window to the rear, Fitted sliding mirror door wardrobes.



### Shower Room

Fully tiled walls and flooring, upvc double window to the side, low level W/C, pedestal wash hand basin, shower tray and curtain with Shower off the mains. chrome wall mounted towel heater rail.

### Externally

Gardens to the front, side and paved patio/garden to the rear, Block paved drive to single garage with electric door, power, light and water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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.

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.

