

KAN MOVE

Estate Agents

3 bed Semi Detached House for sale - £130,000

Farndale - Spennymoor



Council Tax Band: B

EPC Rating: D

SOLD WITH NO ONWARD CHAIN Situated within the Popular location of the residential GREENWAYS ESTATE, FARNDALE is within walking distance to the town centre of SPENNYMOOR, this spacious three bedroom semi detached house offers Entrance Porch into a vestibule with stairs to first floor landing, Lounge/diner into the conservatory, kitchen with a separate utility, first floor shower room, the property is double glazed and benefits from a gas fired central heating system, externally to the front is block paving with driveway to single garage, side access to enclosed gravelled rear garden. **VIEWING BY APPOINTMENT ONLY**



1 Bathrooms

3 Beds

- THREE BEDROOM SEMI-DETACHED HOUSE
- POPULAR GREENWAYS ESTATE
- CONSERVATORY
- GRAVELLED GARDEN TO REAR
- FIRST FLOOR BATHROOM
- KITCHEN WITH SEPARATE UTILITY

SCAN FOR DETAILS

Front

Entrance Porch

Entrance Porch with Composite entrance door , UPVC Double glazed windows to the side and front, into the vestibule with stairs to first floor landing.

Lounge/Dining room 13' 0" x 13' 0" (3.96m x 3.96m)

UPVC Double glazed window to front, coal effect gas fire with feature surround and hearth, wall mounted anthracite column radiator.

Diner 8' 0" x 9' 0" (2.44m x 2.74m)

UPVC French doors to conservatory, wall mounted anthracite column radiator. Door into the kitchen.

Conservatory

Half brick construction with UPVC Double glazed windows, self cleaning glass roof, french doors out to the garden.

Kitchen 10' 0" x 8' 0" (3.05m x 2.44m)

UPVC Double glazed window to rear, cream matching wall, base units and drawers, understairs storage cupboard, eye level electric oven and hob, tiled splashbacks, stainless steel sink unit with mixer tap.

Utility room 7' 0" x 11' 0" (2.13m x 3.35m)

UPVC Double glazed door and window to rear, base units, wall mounted baxi boiler, space for fridge/freezer, plumbing for washing machine, space for drier, panelling to walls.

First Floor Landing

UPVC Double glazed window to the side, loft access, storage cupboard.

Bedroom One 10' 0" x 13' 0" (3.05m x 3.96m)

UPVC Double glazed window to front.

Bedroom Two 10' 0" x 11' 0" (3.05m x 3.35m)

UPVC Double glazed window to rear.

Bedroom Three 7' 0" x 9' 0" (2.13m x 2.74m)

UPVC Double glazed window to front.

Bathroom/Shower room

UPVC Double glazed window to rear, chrome heated towel rail, low level W/C, part tiled walls and panelling, shower cubicle with shower off mains, pedestal wash hand basin.

Externally

Block paving to the front with a drive to single garage, side access to the rear gravelled garden.

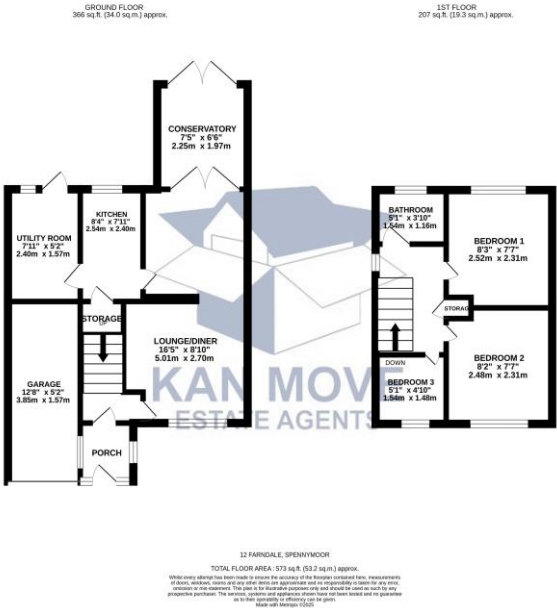
Single Garage

Up and over door, power and light.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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