

3 bed Semi Detached House for sale - £187,000

Oval Park - Spennymoor



Council Tax Band: C

EPC Rating: C

OVAL PARK, TUDHOE Situated within a popular residential development of TUDHOE, a short drive to Durham City and the A1. **THREE** bedroom semi detached house with gardens to the front and rear, long driveway to single detached garage with up and over door, power and light. Entrance porch into hallway with ground floor W/C, light and airy lounge into the kitchen/diner with french doors out to rear garden, first floor recently refurbished shower room, fully double glazed, gas fired central heating system. Externally to the front is lawned garden side access to the enclosed rear gravelled garden with patio, decking area, timber summer house with separate timber shed. **VIEWING BY APPOINTMENT ONLY.**

Bathrooms 1

Beds 3



SCAN FOR DETAILS

- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **POPULAR LOCATION OF TUDHOE**
- **GROUND FLOOR CLOAKS W/C**

- **KITCHEN/DINER**
- **LONG DRIVEWAY TO SINGLE GARAGE**
- **GARDENS TO FRONT AND BACK**

Entrance Porch

UPVC Double glazed entrance door, Two UPVC Double glazed windows to the sides, tiled flooring, stairs to first floor, understairs storage cupboard, ground floor w/c.

Ground Floor W/C

W/C, vanity unit with wash hand basin.

Lounge 11' 0" x 13' 0" (3.35m x 3.96m)

UPVC Double glazed bow window to front.

Kitchen/Diner 8' 0" x 11' 0" (2.44m x 3.35m)

UPVC Double glazed window to rear and french doors, matching wall, base units and drawers, electric hob with extractor hood, plumbing for washing machine, sink with mixer tap, wall mounted boiler in cupboard, eye level double electric oven and grill, space for american fridge/freezer.

First Floor Landing

UPVC Double glazed window to side, loft access.

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

UPVC Double glazed window to front, Double fitted wardrobe.

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

UPVC Double glazed window to rear, storage cupboard.

Bedroom Three 8' 0" x 10' 0" (2.44m x 3.05m)

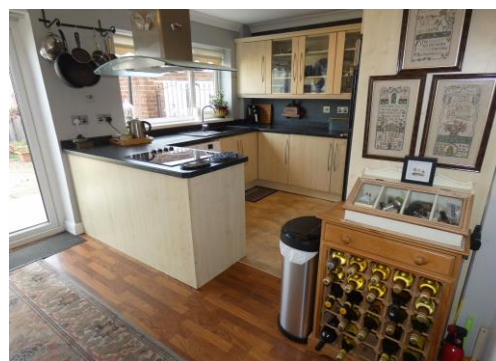
UPVC Double glazed window to front.

Shower Room

UPVC Double glazed window to rear, cladding to walls and ceiling with spot lights, W/C, wash hand basin, wall mounted chrome heated towel rail, double shower cubicle with shower off mains.

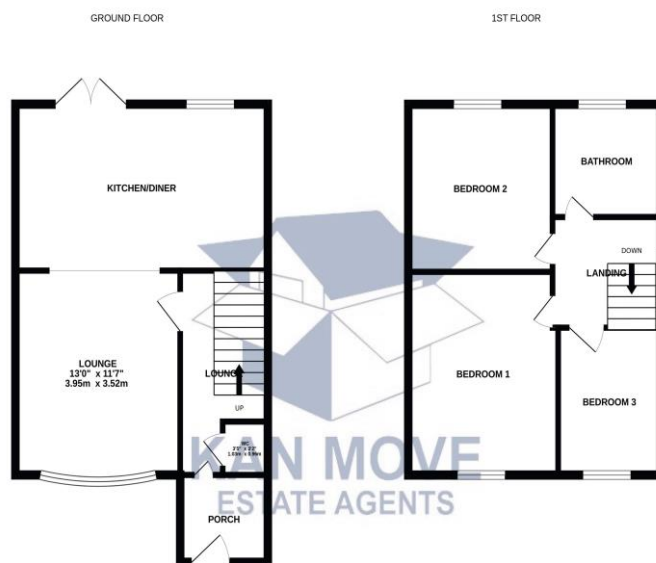
Externally

Rear gravelled garden/patio with decking area, timber summer house, timber shed. Garden to the front with long driveway to single garage, up and over door, power and light, UPVC Double glazed door to side of garage, fibre glass roof.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 78 C |
| 55-68 | 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.



10 OVAL PARK, DL16 6LN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for only.

