

KAN MOVE

Estate Agents

3 bed Semi Detached House for sale - £179,950

Abbey Green - Spennymoor



Council Tax Band: C

EPC Rating: C

Modern THREE bedroom SEMI-DETACHED house set within the popular Taylor Wimpey development of DURHAM GATE, SPENNYMOOR, with easy commuting access to the A1, A19 with a short driving journey to DURHAM CITY. Entrance Hallway with stairs to first floor, ground floor W/C, Kitchen/Breakfast, Lounge with French doors to rear garden, Main bedroom with En-Suite, Family Bathroom, South West Facing Rear Garden with patio area. Tarmac Driveway to the side having side access to enclosed rear garden.



2 Bathrooms

3 Beds

- MODERN THREE BEDROOM SEMI-DETACHED HOUSE
- LOUNGE WITH FRENCH DOORS OUT TO GARDEN
- KITCHEN/BREAKFAST
- MAIN BEDROOM WITH EN-SUITE
- GAS CENTRAL HEATING SYSTEM
- DRIVEWAY

SCAN FOR DETAILS

Entrance Hallway

Entrance composite door into the hallway with stairs to first floor,
Understairs Storage cupboard Ground Floor W/C

Kitchen/Diner 10' 0" x 12' 0" (3.05m x 3.65m)

UPVC Double glazed window to front, space for fridge/freezer, matching wall, base units and drawers, stainless steel sink with tap, gas hob, gas cooker and extractor hood, cupboard housing boiler, tiled floor.

Ground Floor W/C

Pedestal wash hand basin, low level W/C

Lounge 16' 0" x 12' 0" (4.87m x 3.65m)

UPVC Double glazed french doors to rear garden, electric fire and surround

Bedroom One 10' 0" x 10' 0" (3.05m x 3.05m) plus fitted wardrobes

UPVC Double glazed window to front, fitted wardrobes, En-Suite.

En-suite

UPVC Double glazed window to front, single shower cubicle with shower off mains, low level W/C, pedestal wash hand basin, heated chrome towel rail.

Family Bathroom

Bath with shower over off the mains, pedestal wash hand basin, low level W/C, extractor fan.

Bedroom Two 10' 0" x 9' 0" (3.05m x 2.74m)

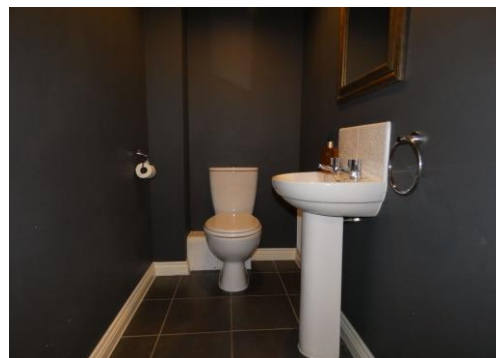
UPVC Double glazed window to rear.

Bedroom Three 12' 0" x 7' 0" (3.65m x 2.13m)

UPVC Double glazed window to front.

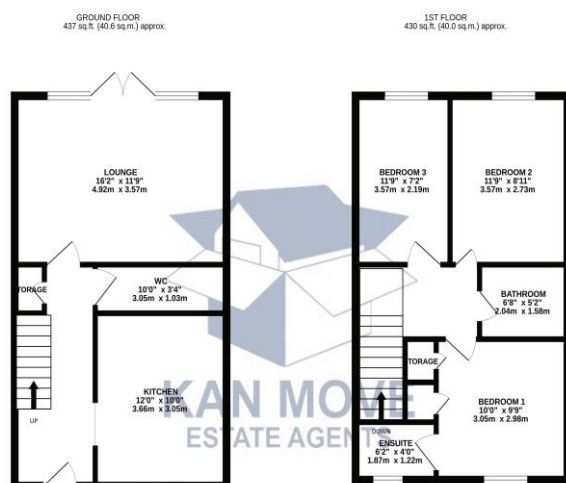
Externally

Driveway to the side with side access to enclosed rear garden with patio area and timber shed.



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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



51 ARREY GREEN

TOTAL FLOOD AREA: 969 ac ft (90.6 ac m) exposed

TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

While 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KAN MOVE
Estate Agents

Kan Move Limited - Company no. 11972803
38 High Street, Spennymoor, Co. Durham, DL16 6DB
01388417270
info@kanmove.com
kanmove.com