

Peter Clark

Property Services Ltd.



2 Jowsey Place, Spennymoor, DL16 7JE

£144,950

Rarely available on the market this stunning two bedroomed mid-terraced house in the most sought after village of Kirk Merrington. The property is in outstanding order and boasts; gas central heating, double glazing, modern kitchen with integrated appliances, modern white bathroom suite and offers a detached garage to the rear. Must be viewed internally.

Ground Floor

Entrance Hall

Has UPVC entrance door, central heating radiator, laminate flooring and staircase access to the first floor.

Lounge 15'1 x 13'3 (4.60m x 4.04m)



Has feature cast metal fireplace with marble hearth, coved ceiling, central heating radiator and under stairs storage cupboard.

Kitchen 13'2 x 8'8 (4.01m x 2.64m)



Has a range of solid maple wall and base units, laminate work surfaces, built under electric oven with ceramic hob and stainless steel extractor hood, coved ceiling, central heating radiator, tiled splash backs, tiled floor and UPVC French doors leading onto the rear courtyard.

Utility 11'9 x 6'7 (3.58m x 2.01m)



Has a range of fitted solid maple base units, laminate work surfaces, Belfast sink with mixer tap, tiled splash backs, tiled floor, plumbing for automatic washing machine, central heating radiator, coved ceiling, loft access and wall mounted combination gas boiler.

Shower Room



Has white suite comprising; double shower cubicle with mains shower, WC, corner hand wash basin, tiled walls, tiled floor and central heating radiator.

First Floor

Landing

Has loft access and storage cupboard.

Bedroom 1 13'6 x 12'2 (4.11m x 3.71m)



Has coved ceiling and central heating radiator.

Bedroom 2 8'8 x 8'3 (2.64m x 2.51m)



Has coved ceiling and central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath, hand wash basin, WC, part tiled walls, tiled floor and central heating radiator.

Exterior



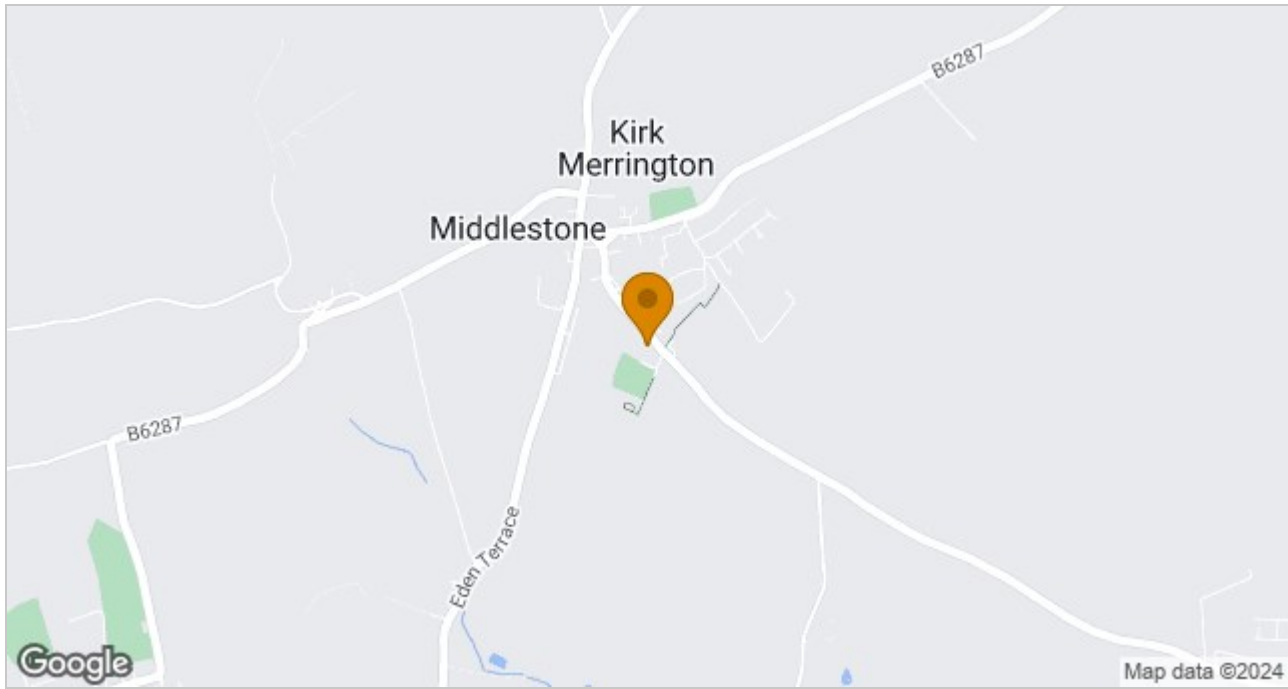
To the front is a paved driveway with feature gravel area and mature shrubs and trees. To the rear is an enclosed courtyard and detached single garage across the rear lane.

Disclaimer

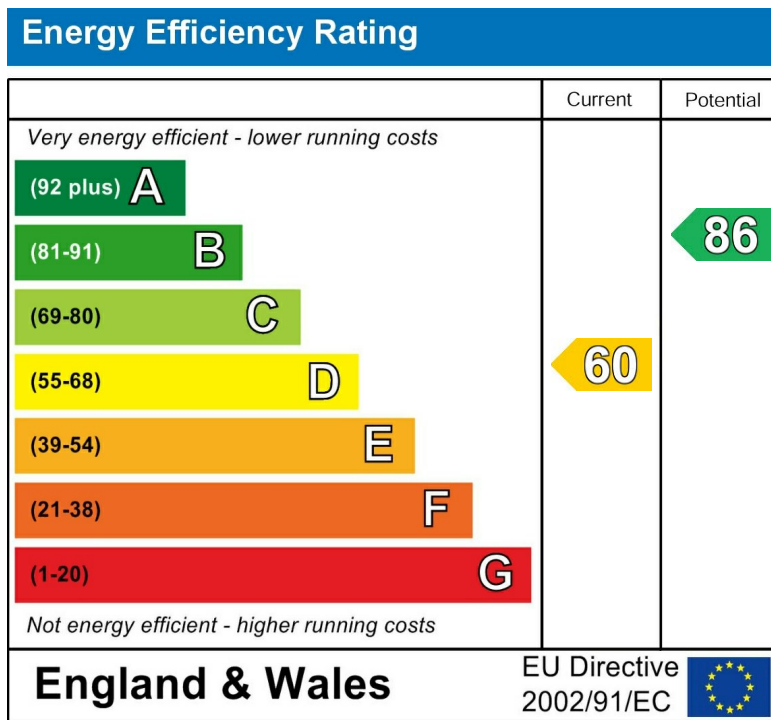
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT

CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.