

**18 Mount Pleasant Court, Spennymoor, DL16 6HY**

**£77,950**

Viewing is essential for this spacious three bedroomed mid terraced house in this most quiet location close to local schools and shops. The property has been well maintained by the present owner to include; gas central heating, double glazing, modern fitted kitchen with integrated appliances, newly fitted shower room and is available with no onward chain. Must be viewed internally.



## Ground Floor

### Entrance Hall

Has composite entrance door, storage cupboard, central heating radiator and staircase access to the first floor.

### Lounge / Dining Room 22'1 x 10'11 (6.73m x 3.33m)



Has feature fire surround inset with living flame gas fire having back boiler supplying domestic hot water and central heating, central heating radiator and UPVC patio doors leading onto the front garden.

### Kitchen 10'2 x 8'3 (3.10m x 2.51m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built under electric double oven with ceramic hob, extractor hood, tiled walls and central heating radiator.

### Rear Lobby

Has central heating radiator, plumbing for automatic washing machine and UPVC entrance door leading onto the rear garden.

## Shower Room



Has white suite comprising; shower cubicle with mains shower, WC, part tiled walls and laminate flooring.

## First Floor

### Landing

Has 2 x storage cupboards and loft access.

### Bedroom 1 11'3 x 10'6 (3.43m x 3.20m)



Has central heating radiator.

### Bedroom 2 10'6 x 9'10 (3.20m x 3.00m)



Has central heating radiator.

### Bedroom 3 10'8 x 6'5 (3.25m x 1.96m)

Has central heating radiator.

## Bathroom WC



Has coloured suite comprising; panelled bath, hand wash basin, WC, separate shower cubicle with electric shower, tiled walls, laminate flooring and central heating radiator.

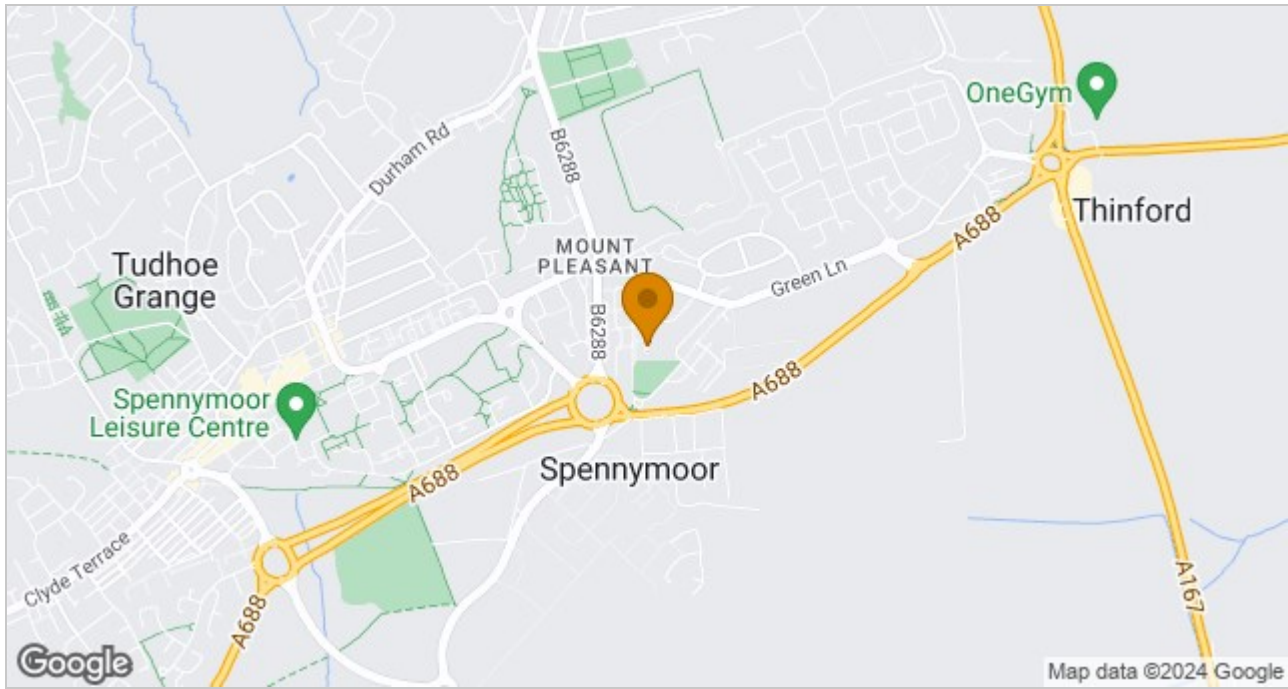
## Exterior

Has lawned front garden and block paved rear.

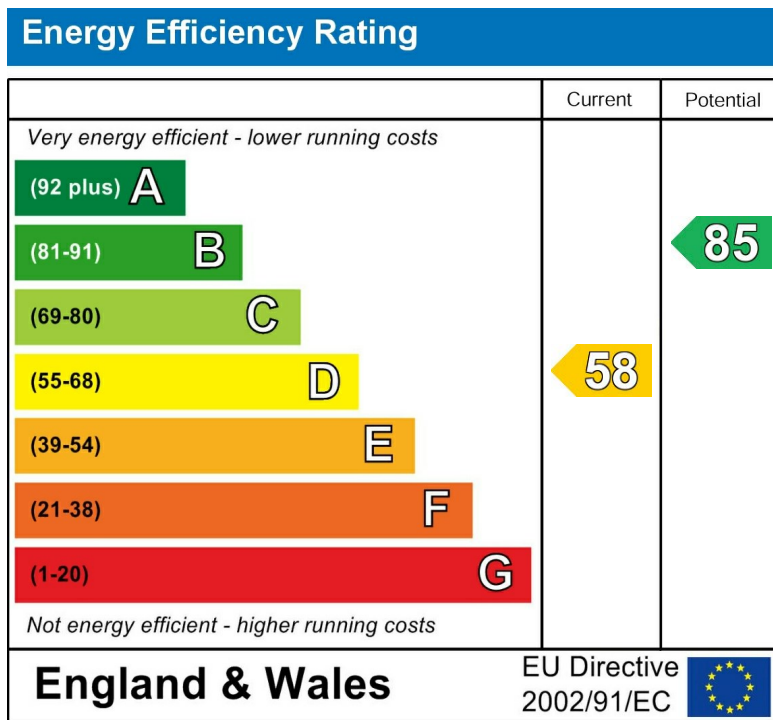
## Disclaimer

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## Area Map



## Energy Efficiency Graph



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