

11 Birchmere, Spennymoor, DL16 6TU

£159,950

Viewing is essential for this outstanding three bedroomed semi-detached house that has been fitted to the highest standard by the present owner. This fantastic property boasts; a recently fitted kitchen with integrated appliances, modern white bathroom suite, large conservatory to the rear and is immaculately decorated throughout. Available with no onward chain this unbelievable family home is not to be missed.

Ground Floor

Entrance Hall



Has entrance door, central heating radiator, coved ceiling and spindle staircase leading to the first floor.

Lounge 15'11 x 11'6 (4.85m x 3.51m)

Has bow window, laminate flooring, contemporary wall lights, central heating radiator, coved ceiling and Bluetooth controlled electric blinds.

Dining Room 10'6 x 9'1 (3.20m x 2.77m)

Has central heating radiator, coved ceiling, laminate flooring and Alexa controlled electric blind.

Kitchen 15'11 x 9'0 (4.85m x 2.74m)

Has a fantastic range of fitted wall and base units, granite work surfaces and upstands, ceramic sink unit with mixer tap, built in electric double oven, ceramic hob and extractor hood, integrated fridge freezer and washing machine, tiled splash backs, central heating radiator, coved ceiling, ceiling spotlights, tiled floor, under stairs storage cupboard and UPVC French doors leading onto the conservatory.

Conservatory 9'5 x 8'5 (2.87m x 2.57m)

Has laminate flooring, wall lights and UPVC French doors leading onto the rear garden.

First Floor

Landing

Has coved ceiling, airing cupboard with central heating radiator and access to the loft which is boarded for storage with lighting and access to the combination gas boiler.

Bedroom 1 13'1 x 11'8 (3.99m x 3.56m)

Has central heating radiator, coved ceiling and exposed wood floor.

Bedroom 2 11'11 x 10'9 (3.63m x 3.28m)

Has central heating radiator, exposed wood floor and Alexa controlled electric blind.

Bedroom 3 7'9 x 8'8 (2.36m x 2.64m)

Has central heating radiator and exposed wood floor.

Bathroom WC

Has white suite comprising; double ended bath with electric shower over and glass shower screen, vanity unit inset with hand wash basin and WC, tiled walls, tiled floor, central heating radiator, ceiling spotlights and wifi controlled electric under floor heating.

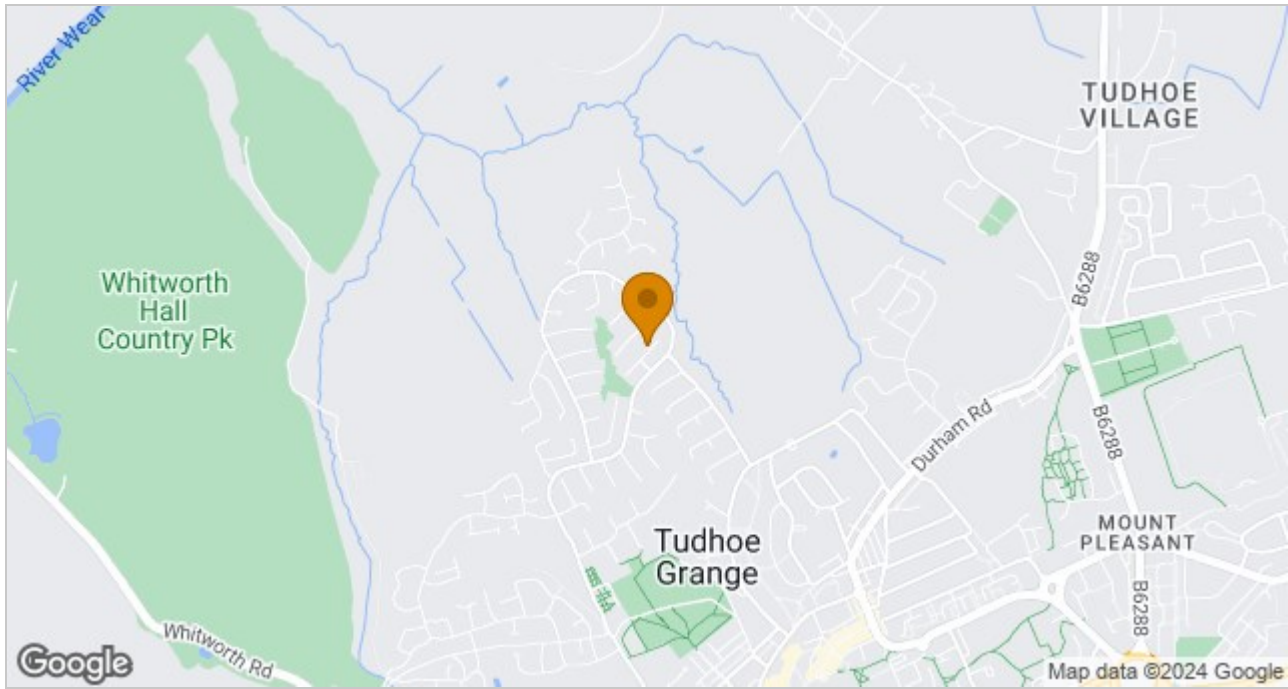
Exterior

Has block paved driveway leading to the garage with power and lighting and lawned front garden. To the rear is a patio area and raised garden laid to lawn with summerhouse.

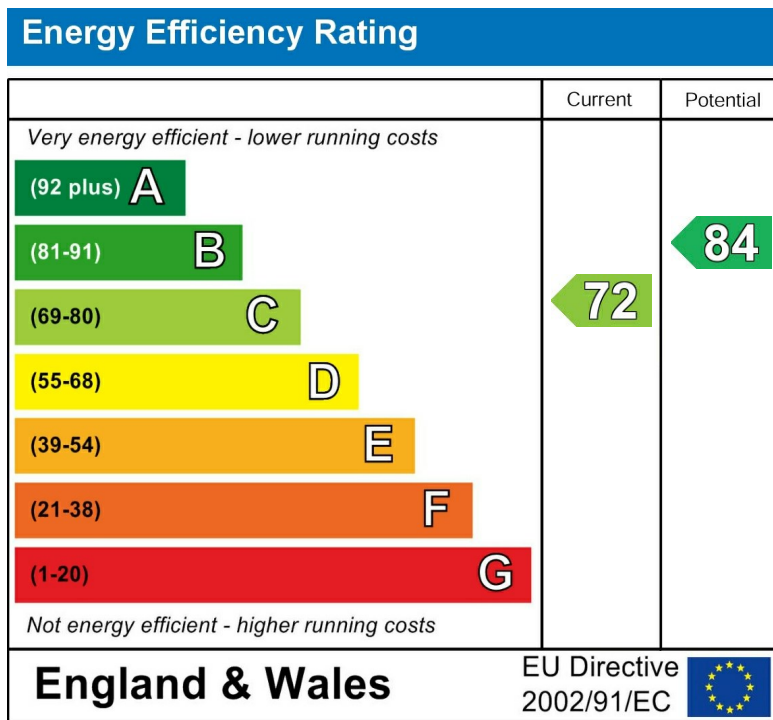
Disclaimer

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.