

Peter Clark

Property Services Ltd.



26 Stratton Street, Spennymoor, DL16 7TW

£40,000

****PUBLIC NOTICE****

ADDRESS: 26 Stratton Street, Spennymoor, Co Durham DL16 7TW

We are acting in the sale of the above property and have received an offer of £39,999

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place
EPC Rating: D

We are pleased to offer to the market this two bedroom mid-terraced property in Spennymoor, close to local schools and shops and within walking distance of the Town Centre. The property benefits from gas central heating, double glazing, fitted kitchen, white bathroom suite and enclosed rear courtyard. Would appeal to both first time buyers and investor buyers. Viewing is recommended.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY

Tel: 01740 657777 Email: donna@peterclarkproperty-services.co.uk <https://www.peterclarkproperty-services.co.uk>

Ground Floor

Entrance Hall



Has UPVC entrance door and storage cupboard.

Lounge 11'1 x 10'10 (3.38m x 3.30m)



Has central heating radiator.

Dining Room 13'5 x 11'8 (4.09m x 3.56m)



Has feature fire surround with living flame gas fire, central heating radiator and staircase leading to the first floor.

Kitchen 12'9 x 7'8 (3.89m x 2.34m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven, gas hob and stainless steel extractor canopy, plumbing for automatic washing machine, part tiled walls, tiled floor, central heating radiator and UPVC entrance door leading outside.

First Floor

Bedroom 1 14'6 x 11'0 (4.42m x 3.35m)



Has central heating radiator and coved ceiling.

Bedroom 2 13'0 x 7'8 (3.96m x 2.34m)



Has central heating radiator, coved ceiling and access to loft.

Bathroom



Has white suite comprising: panel bath with mixer shower, hand wash basin, WC, tiled splash backs and central heating radiator.

Loft

Has velux window.

Exterior



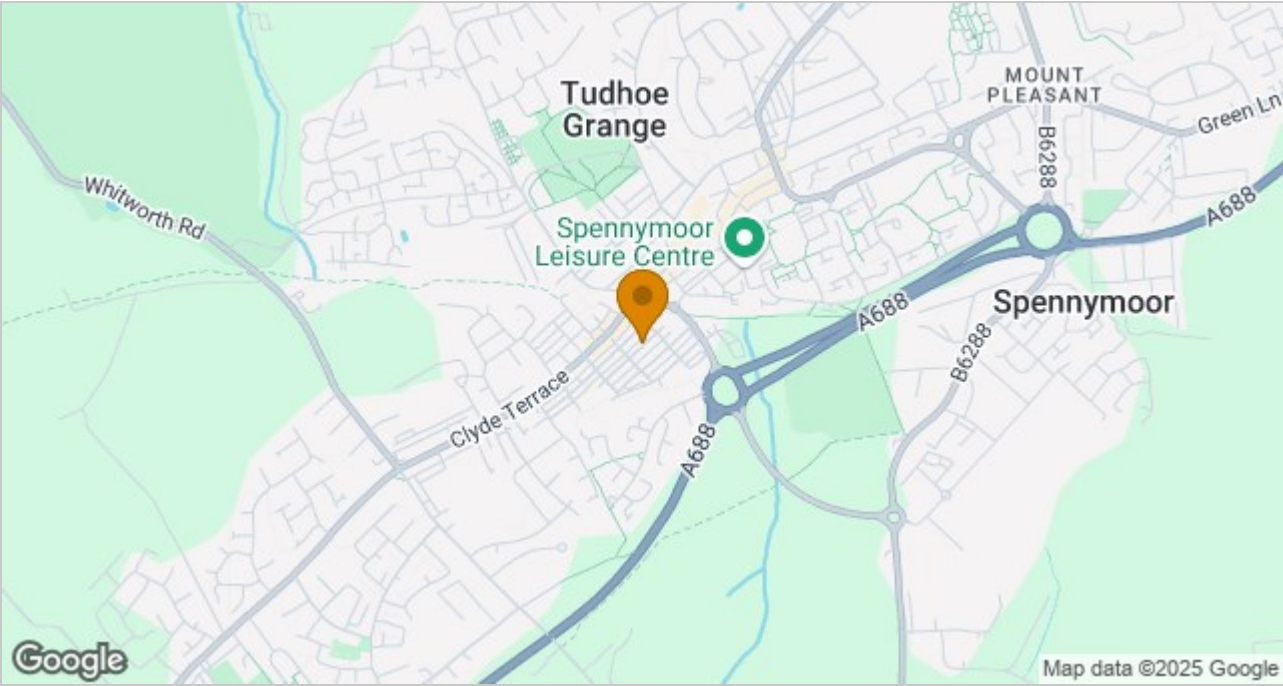
Has enclosed rear courtyard.

Disclaimer

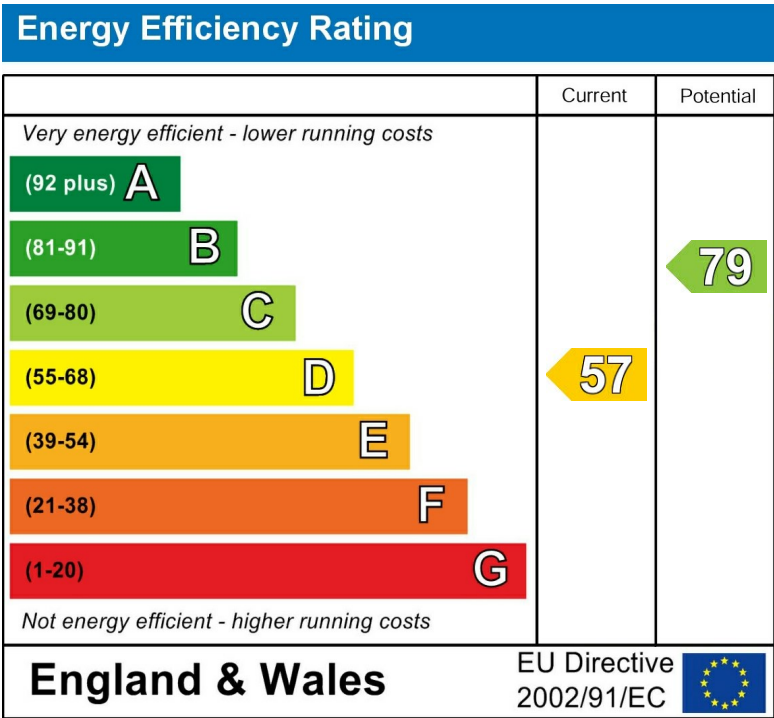
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.