



8 YORK HILL CRESCENT, SPENNYMOOR, DL16 6SU

Offers In The Region Of £138,000

A SPACIOUS and IMMACULATELY PRESENTED END TERRACED property which has THREE BEDROOMS along with a FULL RENOVATION TO INCLUDE - MODERN FITTED KITCHEN, MODERN BATHROOM, FULL RE DECORATION, CARPETS AND CENTRAL HEATING.

The property is in a quiet spot in the popular Tudhoe area of Spennymoor and is ideally placed for access to the amenities on offer in the nearby town centre. Transport links are excellent with Durham City and the A1m/A167 major roads all being just a short drive away. Being warmed by a gas combi boiler, the accommodation briefly comprises; entrance hall, Bathroom, lounge,



HALLWAY

LOUNGE

BATHROOM

KITCHEN/DINER

UTILITY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

EXTERNALLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

