



**Barnfield Road**

Spennymoor DL16 6EB

**Chain Free £110,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.



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# Barnfield Road

Spennymoor DL16 6EB



- Two Bedroom Semi Detached Home
- Epc Grade D
- First Floor Lovley Bathroom

- Rurfurbised by the Current Owners
- CHAIN FREE
- Short Walk To Town Center

- Rear Good Sized Garden
- Lounge & Dining room
- Call To Book Your Viewing Today !!!

This lovely two bedroom semi detached home is offered to the market chain free ready for a new buyer to move right in and enjoy.

Having been refurbished by the current owners creating a light and airy modern interior yet retaining traditional feel we fully recommend a viewing internally why not call us today !! Brief details comprise of: Entrance , Lounge, Kitchen and Garden Room to the rear.

To the first floor are two bedrooms and a bathroom. Externally the home has a front forecourt garden and to the rear is an enclosed garden.

## GROUND FLOOR

### Hallway

Via uPVC double glazed door and stairs to first floor.

### Lounge

13'2" x 12'0" (4.024 x 3.675)

Having central heating radiator and uPVC double glazed window to front.

### Kitchen

15'3" x 12'0" (4.661 x 3.675)

Fitted with wall and base units having contrasting work surfaces over, integrated electric oven and hob, stainless-steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, central heating radiator, spot lighting to ceiling and under stairs storage cupboard housing gas boiler,

### Garden Room

15'3" x 9'10" (4.657 x 3.010)

With uPVC double glazed windows and door to rear garden.

## FIRST FLOOR

### Landing

#### Bedroom One

13'0" x 11'10" (3.976 x 3.625)

With feature fireplace , central heating radiator and uPVC double glazed window to front.

#### Bedroom Two

9'11" x 5'10" (3.046 x 1.787)

Having central heating radiator and uPVC double glazed window to rear.

### Bathroom

Fitted with a white suite comprising of free standing bath, wc, wash hand basin and chrome heated towel rail.

### Externally

Externally the home has a front forecourt garden and to the rear is an enclosed garden.

### Energy Performance Certificate

To View the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8120-0029-0459-9190-1253>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed 9000 Mbps, Highest available upload speed 9000 Mbps)

Mobile Signal/coverage: Likely with EE, O2 and Vodafone  
Council Tax: Durham County Council, Band: B. Annual price: £1,987.95 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion. Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Low risk of surface water flooding, Very low risk of flooding from rivers and the sea

### Disclaimer

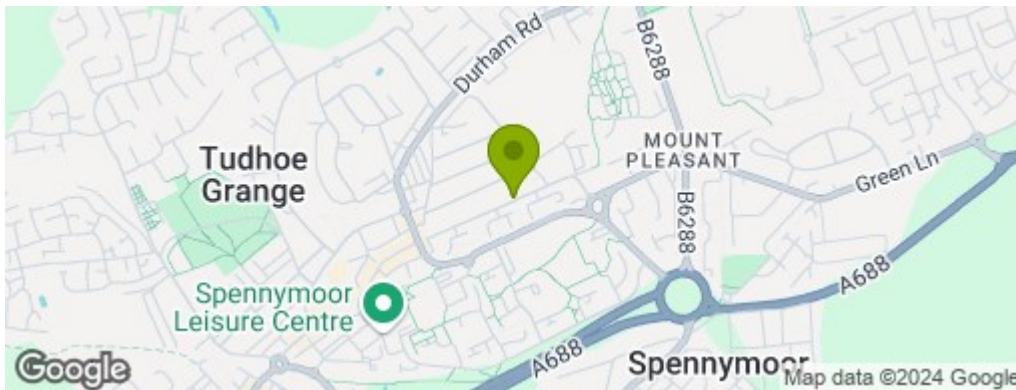
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-estimate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Durham County Council - Council Tax Band B  
Tenure - Freehold

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