

Three Bed Terraced House for sale - £69,950

Stratton Street - Spennymoor



Council Tax Band: A

EPC Rating: D

NO ONWARD CHAIN Superbly presented throughout, a great example of a three bedroom mid terraced house. This residential home has been well maintained throughout, **THREE** bedroom terraced house withing walking distance to all local amenities of Spennymoor Town Centre, comprising of Entrance hallway into the spacious open Lounge/Dining room, good range of units in the Kitchen, rear lobby into ground floor bathroom, Gas fired central heating system, New Roof to the property, double glazed. All three double bedrooms include fitted wardrobes. Enclosed yard to the rear. EPC rating.....D Council tax band.....A

Bathrooms 1

Beds 3



- **SUPERB THREE BEDROOM TERRACED HOUSE**
- **WELL MAINTAINED THROUGHOUT**
- **OPEN THROUGH LOUNGE/DINING ROOM**

- **GROUND FLOOR BATHROOM**
- **GAS FIRED CENTRAL HEATING SYSTEM**
- **DOUBLE GLAZED**

SCAN FOR DETAILS

Entrance Hallway

UPVc Double Glazed door into Hallway.

Lounge/Diner 12' 0" x 15' 0" (3.65m x 4.57m) into Alcove

Large through lounge/Diner, UPVc Double glazed window to the front and rear, electric fire and surround with hearth.

Kitchen 13' 0" x 8' 0" (3.96m x 2.44m)

Matching Wall, base units and drawers, stainless steel sink unit, tiled splashbacks, UPVC Double glazed window to side, electric point for cooker, plumbing for washing machine, space for fridge and freezer, under stairs storage cupboard. Door into the rear Lobby

Rear Lobby

UPVC Double glazed door out to the rear yard.

Ground Floor Bathroom

UPVC double glazed window to side, Low level W/C, pedestal wash hand basin, bath with electric shower over, fully tiled walls.

Landing

Loft access.

Bedroom One 12' 0" x 15' 0" (3.65m x 4.57m) plus fitted wardrobes

UPVC double glazed window to front, fitted sliding door mirror wardrobes.

Bedroom Two 10' 0" x 11' 0" (3.05m x 3.35m) plus fitted wardrobes

UPVC Double glazed window to rear, fitted sliding door mirror wardrobes. Spot lights to the ceiling.

Bedroom Three 8' 0" x 11' 0" (2.44m x 3.35m) plus fitted wardrobes

UPVC double glazed window to side, fitted mirror sliding door wardrobes Wall mounted Boiler fitted in the Wardrobes.

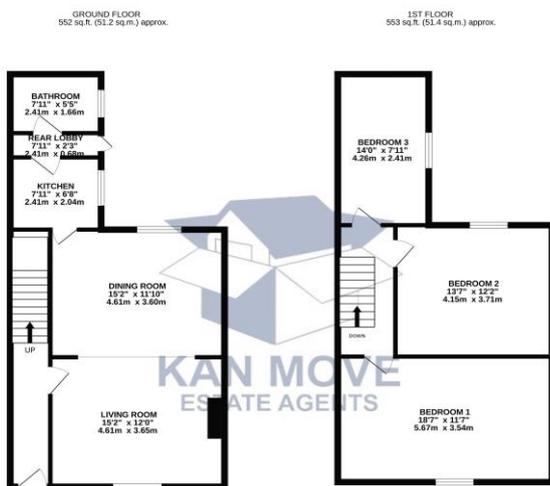
Rear Yard

Enclosed rear yard.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



22 STRATFORD ST
 TOTAL FLOOR AREA: 1084 sq.ft. (100.8 sq.m.) approx.
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