

## 3 bed End Terrace House for sale - £99,950

Clyde Terrace - Spennymoor



**NO ONWARD CHAIN** Within walking distance to all local amenities and the high street of Spennymoor, Large Three Bedroom End Terraced House with great potential....this house comprises of a grand entrance hallway with stairs to the first floor spacious landing, Two reception rooms, kitchen, ground floor bathroom, gas fired central heating system, upvc double glazing. enclosed rear yard with side access. This property has a new tiled roof. A short drive for commuting to Durham City, with easy access to the A1 and A19.

**Bathrooms 1**

**Beds 3**

- **LARGE THREE BEDROOM END TERRACED HOUSE**
- **TWO RECEPTION ROOMS**
- **GROUND FLOOR BATHROOM**

- **GAS FIRED CENTRAL HEATING SYSTEM**
- **NO ONWARD CHAIN**
- **ENCLOSED REAR YARD WITH SIDE ACCESS**



**SCAN FOR DETAILS**



### **Entrance Hallway**

Vestibule into hallway with Stairs to first floor.

### **Reception Room One 16' 0" x 16' 0" (4.87m x 4.87m)**

UPVC Double glazed bay window to front, feature fire surround.

### **Reception Room Two 14' 0" x 13' 0" (4.26m x 3.96m)**

UPVC Double glazed window to rear.

### **Kitchen**

UPVC Double glazed window to side, matching wall and base units, electric hob and oven with extractor hood, stainless steel sink unit, rear lobby with door to ground floor bathroom and the yard.



### **Ground Floor Bathroom**

UPVC Double glazed window to the side, low level w/c, pedestal wash hand basin, bath.

### **First Floor Landing**

UPVC Double glazed window to rear, loft access.

### **Bedroom One 16' 0" into alcove x 11' 0" (4.87m x 3.35m)**

UPVC Double glazed window to front.

### **Bedroom Two 14' 0" plus alcove x 12' 0" (4.26m x 3.65m)**

UPVC Double glazed window to rear, cupboard housing boiler.

### **Bedroom Three 12' 0" x 7' 0" (3.65m x 2.13m)**

UPVC Double glazed window to front.

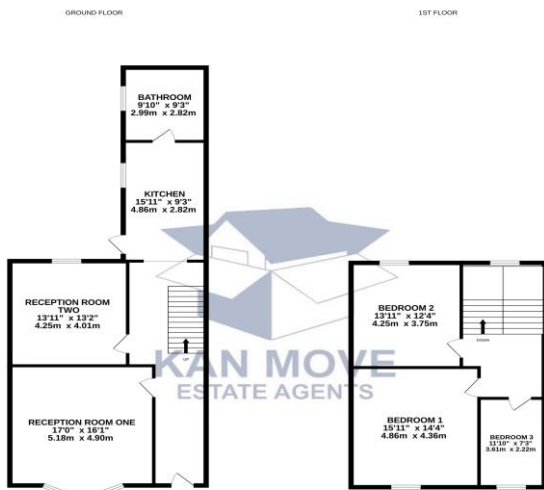
### **Externally**

Large rear enclosed yard to back with side access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.



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Measurements shown have been made to check the accuracy of the floorplan contained here. Measurements are given in feet and inches and also in metres and centimetres. Measurements are given to the nearest millimetre. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agency will not be liable for any errors or omissions. Measurements are given to the nearest millimetre.



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