

## 3 bed End Terrace House for sale - £85,000

Heath Road - Spennymoor



**Council Tax Band: A**

**EPC Rating: F**

THREE BEDROOM End terraced house with gardens to the front and rear, situated within Middlestone Moor of SPENNYMOOR, This property offers good sized living accommodation with Solid Fuel heating, Lounge with Bay window to the front, Kitchen/Breakfast, First floor landing to Bathroom with separate W/C, Upvc double glazing. NO ONWARD CHAIN.

**Bathrooms 1**

**Beds 3**



SCAN FOR DETAILS

- **THREE BEDROOM END TERRACED HOUSE**
- **GARDENS TO THE FRONT AND REAR**
- **LOUNGE WITH BAY WINDOW TO THE FRONT**
- **KITCHEN/BREAKFAST**
- **SOLID FUEL HEATING**
- **FIRST FLOOR BATHROOM**



### **Entrance Hallway**

Entrance door with side window. Stairs to first floor landing

### **Lounge 20' 0" into Bay Window x 12' 0" (6.09m x 3.65m)**

Upvc double glazed bay window to the front, upvc double glazed window to the rear. Solid fuel fire has a Back Boiler to heat water and radiators with surround and hearth.

### **Kitchen/Breakfast 14' 0" x 10' 0" (4.26m x 3.05m)**

Matching wall, base units and drawers, stainless steel sink unit, plumbing for washing machine, understairs storage cupboard, upvc double glazed window to the rear and side. Space for Fridge/freezer. Gas point for cooker.

### **Rear Lobby**

Rear lobby with outhouse for storing coal, Door to the side.

### **Landing**

Loft Access

### **Bathroom**

Bathr with shower mixer tap, pedestal wash hand basin, Upvc double glazed window to the rear. Cupboard housing the water tank.

### **Separate W/C**

Upvc double glazed window to the rear. Low level W/C

### **Bedroom One 12' 0" x 10' 0" (3.65m x 3.05m)**

Upvc double glazed window to the front Storage cupboard.

### **Bedroom Two 10' 0" x 12' 0" (3.05m x 3.65m)**

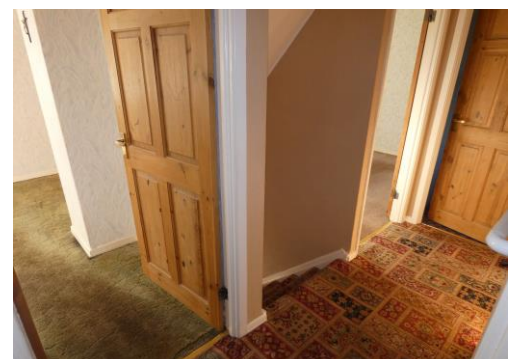
Upvc Double glazed window to the front, storage cupboard.

### **Bedroom Three 8' 0" x 9' 0" (2.44m x 2.74m)**

Upvc double glazed window to the rear.

### **Externally**

Garden with paved area to the front, side access to the enclosed rear garden with timber shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	32 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.

