



Durham Road, Spennymoor, DL16 6JN
3 Bed - House - Terraced
£695 Per Month

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DECEPTIVELY SPACIOUS THREE BEDROOMED MID-TERRACED HOUSE which is a credit to it's current Landlord and is offered in immaculate decorative order throughout. Located on Durham Road being within just over a FIVE minute walk from Spennymoor Town Centre. Excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of rental applicants and viewers will not be disappointed. The property benefits from recently fitted KITCHEN, modern bathroom, quality flooring throughout, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This property briefly comprises of; ENTRANCE HALLWAY, LOUNGE, SEPARATE DINING ROOM and an ATTRACTIVE MODERN FITTED KITCHEN. To the first floor there are THREE WELL PROPORTIONED BEDROOMS and BATHROOM with modern new suite. Externally the property enjoys a FRONT FORECOURT, while to the rear there a good sized REAR BLOCKED PAVED YARD.

EPC Rating C
Council Tax Band A
Tenant Earnings £20,850 per year
Guarantor Earnings £25,020 per year

Entrance hall

Wood effect flooring, radiator, stairs to the first floor.

Lounge

13'0 x 12'2 max points (3.96m x 3.71m max points)
UPVC Bay window, radiator, wood effect flooring.

Dining room

17'2 x 12'4 (5.23m x 3.76m)
Wood effect flooring, radiator, French doors leading to the rear yard, storage cupboard.

Kitchen

17'8 x 4'5 (5.38m x 1.35m)
Wall and base units, integrated oven, hob, extractor fan, plumbed for washer, uPVC window, space for fridge freezer, radiator, wood effect flooring, stainless sink with mixer tap and drainer.

Landing

Loft access.

Bedroom 1

17'3 x 9'5 (5.26m x 2.87m)
UPVC window, radiator, fitted wardrobes.

Bedroom 2

12'9 x 9'9 (3.89m x 2.97m)
UPVC window, radiator.

Bedroom 3

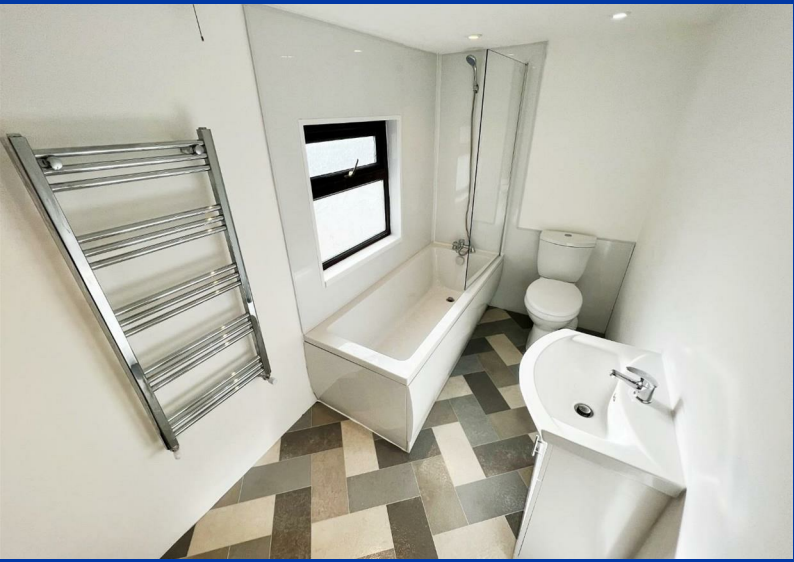
12'9 x 5'5 (3.89m x 1.65m)
UPVC window, radiator.

Bathroom

Fully tiled white four piece suite, which includes a jacuzzi bath, shower cubicle, wash hand basin, W/C, spotlights, chrome towel radiator, uPVC window.

Externally

Enclosed yard to the rear.



OUR SERVICES

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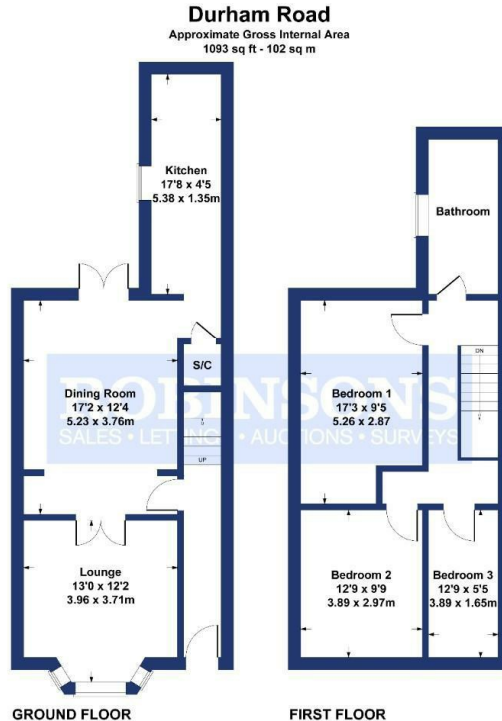
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

England & Wales

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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