

Three bed Detached House for sale - £220,000

Newby Way - Spennymoor



Council Tax Band: C

EPC Rating:

NO ONWARD CHAIN

Occupying a peaceful sunny corner location within a popular residential development BURTON WOODS, SPENNYMOOR, within walking distance to all local amenities, good for commuting to the A1 and surrounding northeast Villages. The property has been well maintained throughout with new flooring and decoration. Entrance hallway, ground floor W/C, lovely spacious Lounge with Bay to the front, Kitchen/diner has French doors out to rear garden, First floor bathroom, Bedroom one with En-Suite. The property benefits from gas fired central heating system and is fully double glazed. Externally is well kept lawned gardens to the front, Side and Rear. Single driveway to the Garage.

Bathrooms 3

Beds 3



SCAN FOR DETAILS

- SUPERBLY PRESENTED THREE BEDROOM DETACHED HOUSE
- CORNER PLOT WITHIN SOUGHT AFTER RESIDENTIAL ESTATE
- DRIVE TO SINGLE GARAGE

- GARDENS TO FRONT, SIDE AND REAR
- KITCHEN/DINER
- EN-SUITE TO MAIN BEDROOM

Entrance Hallway

Ground Floor W/C, understairs storage cupboard.

Ground Floor W/C

Low level W/C, wash hand basin, UPVC Double glazed window to the side.

Lounge 13' 0" x 13' 0" (3.96m x 3.96m)

UPVC Double glazed bay window to front.

Kitchen/Diner 10' 0" x 23' 0" (3.05m x 7.01m)

UPVC Double glazed french doors to rear and upvc double glazed window, composite rear door with side upvc double glazed window, matching wall, base units and drawers, tiled splashbacks, gas hob and electric oven with extractor hood,, spot lights to ceiling, plumbing for washing machine, One 1/2 sink bowl with mixer tap.

First Floor Landing

UPVC Double glazed window to the side, loft access, storage cupboard with separate cupboard housing boiler.

Bedroom One 10' 0" x 10' 0" (3.05m x 3.05m)

UPVC Double glazed window to front, double door wardrobes, en-suite.

En-suite

UPVC Double glazed window to the side, shower cubicle with shower off boiler, pedestal wash hand basin, low level W/C.

Bedroom Two 8' 0" x 11' 0" (2.44m x 3.35m)

UPVC Double glazed window to rear, fitted wardrobes.

Bedroom Three 9' 0" x 7' 0" (2.74m x 2.13m)

UPVC Double glazed window to rear.

First Floor Family Bathroom

UPVC Double glazed window to rear, bath, W/C, pedestal wash hand basin, part tiled walls.

Externally

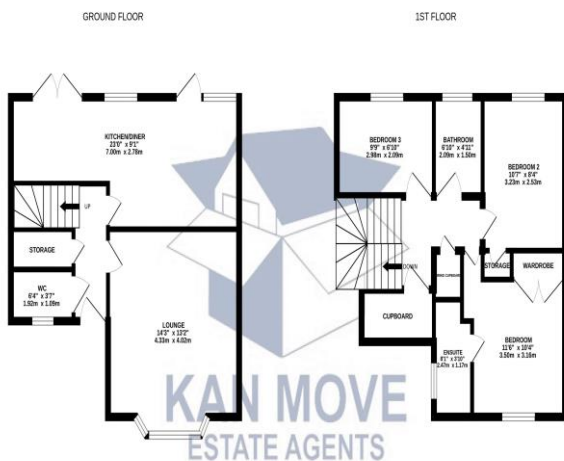
Well maintained lawned gardens to the front, side and enclosed rear garden. Single drive to the rear of the property to single garage with up and over door.

Rear Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The floorplan is for guidance only and should be used as a guide only for prospective purchasers. The services, systems and equipment shown have not been tested and no guarantee as to their availability or efficiency can be given.
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