



**KAN MOVE**  
Estate Agents

## Two bed End Terrace House for sale - £40,000

Stephenson Street - Ferryhill



**Council Tax Band: A**

**EPC Rating: C**

On the outskirts of SPENNYMOOR with good commuting to the A1, A19 Durham City and surrounding North East villages. Two bedroom end terraced house, in need of cosmetic updating, the following has been updated: Roof 2023 with a 10yr guarantee Flat Roof 2022 with a 10yr guarantee Cavity installation installed 2013 with 25yr guarantee Boiler fitted 2018. Lounge, kitchen/breakfast, first floor bathroom with separate W/C, Double glazed, Baxi boiler Gas fired central heating system. Enclosed rear yard.

**NO ONWARD CHAIN**

**Bathrooms 1**

**Beds 2**

- TWO BEDROOM END TERRACED HOUSE
- LOUNGE
- KITCHEN/BREAKFAST

- FIRST FLOOR BATHROOM WITH SEPERATE W/C
- GAS FIRED CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



**SCAN FOR DETAILS**

### **Entrance Vestibule**

UPVC Double glazed entrance door.

### **Lounge 17' 0" x 13' 0" (5.18m x 3.96m) into alcove.**

UPVC Double glazed window to front, wall mounted gas fire with surround, cupboard housing electric box, understairs storage cupboard.

### **Kitchen/Breakfast 14' 0" x 7' 0" (4.26m x 2.13m)**

UPVC Double glazed door to rear, UPVC Double glazed window to rear, stainless sink unit, base units and drawers, plumbing for washing machine, space for cooker.

### **First Floor Landing**

### **Bathroom**

UPVC Double glazed window to rear, pedestal wash hand basin, bath.

### **Bedroom One 16' 0" x 13' 0" (4.87m x 3.96m)**

UPVC Double glazed window to front, storage cupboard, loft access.

### **Bedroom Two 10' 0" x 7' 0" (3.05m x 2.13m)**

UPVC Double glazed window to rear, wall mounted Baxi boiler.

### **Externally**

Enclosed rear yard.

### **Separate W/C**

Low level W/C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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.

