HUNTERS®

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# Scargill Drive

## Spennymoor, DL16 6LY

## Price £130,000

3 1 1

Generous three bedroomed family home pleasantly positioned on Scargill Drive in Spennymoor. This property has lots of potential and is complete with recently updated kitchen, enclosed low maintenance garden and garage with drive. This location provides easy access to a range of local amenities including; supermarkets, retail stores, healthcare amenities and restaurants. Located just a short distance from local amenities from shops to supermarkets, cafes and retail stores. The A688 is nearby and leads to the A1 both North and South. There is also a regular bus service allowing for access to nearby towns and villages.

In brief comprising; entrance porch, living room and open plan kitchen/diner to the ground floor, whilst the first floor accommodates the three spacious bedrooms and family bathroom. The property has both front and rear gardens, with a garage and drive for off street parking.

Porch 4'7" x 6'2" (1.4m x 1.9m)
Welcoming porch providing storage space and leading through to the living room.

Living Room 14'1" x 14'5" (4.3m x 4.4m)
Spacious and bright main reception room with ample space for living room furniture and staircase ascending to the first floor.

Kitchen/Dining Room 14'9" x 10'2" (4.5m x 3.1m)
Recently replaced kitchen/dining room fitted with a modern range of units, complimenting work surfaces as well as space for appliances and a kitchen table with chairs.

Master Bedroom 18'2" x 13'5" (5.55m x 4.1m)
The master bedroom is a generous double size with plenty of space for bedroom furniture.

Bedroom Two 9'1" x 8'3" (2.78m x 2.53m)
A further double bedroom with ample space for bedroom suite.

Bedroom Three 5'10" x 10'5" (1.8m x 3.2m)
Spacious single bedroom which could be used as a home office.

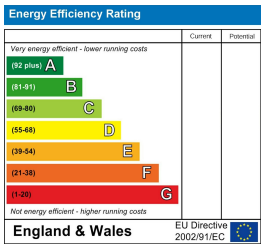
Bathroom 6'2" x 6'1" (1.88m x 1.87m)
Fitted with a low level WC, wash basin and panelled bath with overhead shower.

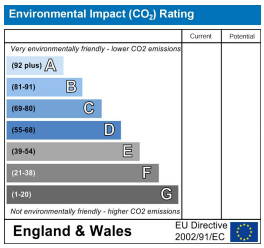
External
To the front aspect is an open garden with shrubbery, whilst to the rear is the larger enclosed garden, paved for low maintenance with plenty of space for outdoor furniture. Leading on to the garage and driveway at rear. providing off street parking and storage.

## Area Map

## Floor Plans

## Energy Efficiency Graph

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