



29 Whitworth Terrace

, Spennymoor, DL16 7LE

£145,000



For sale due to business re location a substantial commercial premises currently used as an accountants office occupying a prominent high street location in an area of mixed commercial and residential properties. The building itself is maintained in very good order and would be ideal for continued use or possible conversion to residential (subject to permission). The accommodation which has gas central heating and UPVC double glazing comprises a large entrance/reception, inner hall with bathroom/ WC, two reception rooms and a fully fitted kitchen. On the first floor are a further four rooms and to the rear are extensive garaging and secure car port area.



Entrance hall/Reception

Has composite entrance door and central heating radiator.

Reception 1 16'6x10'3 (5.03mx3.12m)

Has bay window and central heating radiator.

Reception 2 14'8x14'6 (4.47mx4.42m)

Has central heating radiator

Kitchen 14'8x13'10 (4.47mx4.22m)

Has range of fitted wall and floor units, laminate work surfaces, built in electric oven, hob and Microwave. sink unit, plumbing for washing machine and UPVC entrance door. central heating radiator

Inner hall

With staircase leading to first floor.

bathroom/WC

Has suite comprising panelled bath, pedestal wash basin, WC and central heating radiator.

First Floor

Room 1 13'8x12'8 (4.17mx3.86m)

With central heating radiator.

Room 2 15'8x7' (4.78mx2.13m)

with central heating radiator

Room 3 13'5x9'6 (4.09mx2.90m)

Has central heating radiator.

Room 4 12'3x7' (3.73mx2.13m)

Has central heating radiator

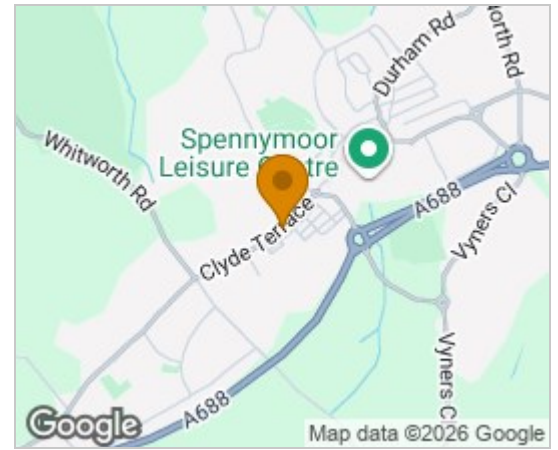
Landing

With access to boarded loft.

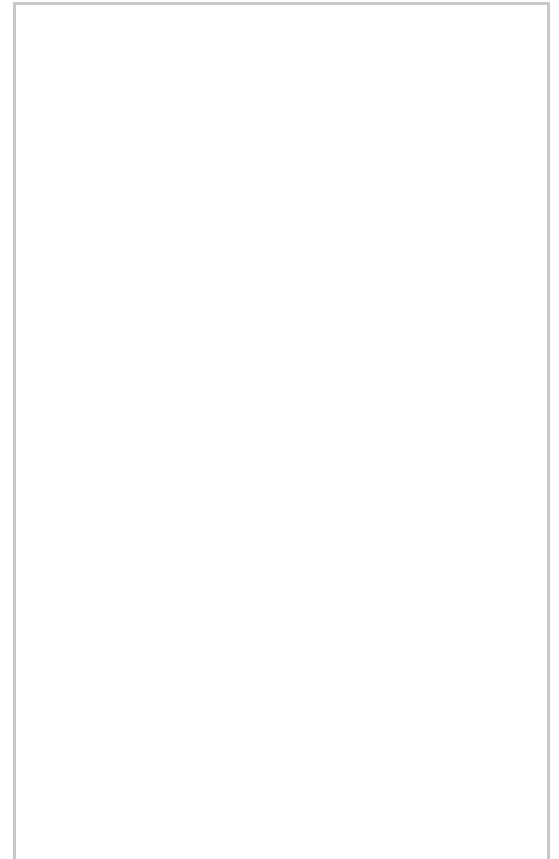
Outside

To the rear is a covered car port with remote controlled roller shutter door and a large garage (22'10 x 15'2 with remote controlled roller shutter door and mains power and light.

Area Map



Floor Plans



Energy Efficiency Graph

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

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