





Woodward Road, Spennymoor, DL16 7US
2 Bed - Coachhouse
£695 Per Calendar Month

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Viewing is essential to appreciate this immaculate home to rent. This property is located on the ever-popular Merrington Park development, which is approximately a ten-minute walk from Spennymoor Town centre, local shops, schools and amenities and leisure centre. Ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. This lovely home benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL with staircase to first floor landing, LOUNGE with archway to SUPERB CONTEMPORARY STYLE KITCHEN/BREAKFAST AREA, TWO well-proportioned BEDROOMS with master having the added bonus of fitted wardrobes and ATTRACTIVE BATHROOM. Externally there is ALLOCATED PARKING and SINGLE GARAGE. In more detail the accommodation comprises of;

EPC Rating C
Council Tax Band B

Tenant Earnings £20,850 per year
Guarantor Earnings £25,020 per year

Entrance Hall
Staircase to first floor and single central heating radiator.

Landing
UPVC window to rear elevation, single central heating radiator, large storage cupboard and double storage cupboard, quality flooring.

Lounge
17'5 x 13'3 (5.31m x 4.04m)
Two uPVC bay windows to front elevation, double central heating radiator, quality flooring, BT point, TV point and archway to kitchen/breakfast room.

Kitchen/Diner
13'6 x 7'1 (4.11m x 2.16m)
A range of contemporary high gloss wall and base units with contrasting work surfaces, stainless steel sink and mixer tap, plumbing for automatic washing machine, stainless steel gas hob, stainless steel splashback, split level electric oven, integrated fridge/freezer, stainless steel chimney style extractor hood, double central heating radiator, uPVC window to rear elevation, boiler for domestic hot water and gas central heating.

Bedroom One
11'1 x 10'3 (3.38m x 3.12m)
UPVC window to front elevation, single central heating radiator and double built in wardrobes, quality flooring.

Bedroom Two
11'1 x 10'3 max points (3.38m x 3.12m max points)
UPVC window to front elevation, single central heating radiator, quality flooring and storage cupboard.

Bathroom
Fitted with a modern white suite comprising of panelled bath, over bath mains fed shower and screen, pedestal wash hand basin, low level w/c, chrome effect fittings, part tiled walls, single central heating radiator, extractor fan and uPVC window to rear elevation.

Externally
There is a blocked paved driveway leading to single garage with up and over door, power and lighting.











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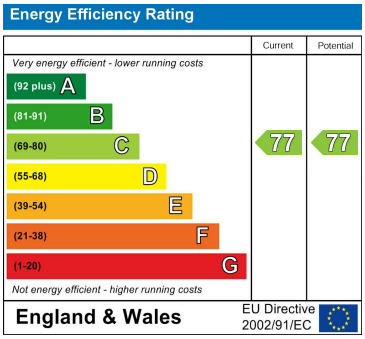
Surveys and EPCs

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