

HUNTERS[®]

HERE TO GET *you* THERE



Bell Road

Spennymoor, DL16 7FX

Asking Price £185,000



Modern three bedroomed, semi detached property situated on Bell Road in Spennymoor. Pleasantly positioned within a sought after residential area and finished to a high standard throughout, this modern property is ideal for first time buyers or growing families alike. Spennymoor is surrounded by countryside offering plenty of public walkways and cycle routes. The town has a range of amenities including supermarkets, primary & secondary schools, retail stores, independent shops, restaurants and leisure facilities. There is a regular public transport system in the area via bus and both the A688 & A167 are close by for commuters.

In brief the property comprises; an entrance hall leading into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally the property has a low maintenance enclosed garden, with patio area, artificial lawn and decking ideal for outdoor furniture. There is a single driveway and garage providing off street parking.



Living Room 15'7" x 10'8" (4.77m x 3.27m)
Bright and spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture and dual aspect windows allowing lots of natural light.

Kitchen/Diner 15'5" x 8'10" (4.7m x 2.7m)
The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with integrated appliances including; an oven, hob, extractor hood, fridge/freezer, washing machine and dishwasher. Space is available for a table and chairs and French doors lead out into the garden.

Cloakroom 5'6" x 2'11" (1.7m x 0.9m)
The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom 10'11" x 10'5" (3.34m x 3.18m)
The master bedroom is a spacious double bedroom fitted with built in wardrobes and access leads into the ensuite.

Ensuite 7'6" x 4'7" (2.3m x 1.4m)
The ensuite contains a double walk in shower cubicle, WC and wash hand basin.

Bedroom Two 8'10" x 6'6" (2.7m x 2.0m)
The second bedroom is a further good size double bedroom.

Bedroom Three 8'10" x 8'10" (2.7m x 2.7m)
The third bedroom is a spacious single bedroom.

Bathroom 6'10" x 5'6" (2.1m x 1.7m)
The bathroom contains a panelled bath, WC and wash hand basin.

External
Externally the property has a low maintenance enclosed garden, with patio area, artificial lawn and decking ideal for outdoor furniture. There is a single driveway and garage providing off street parking.

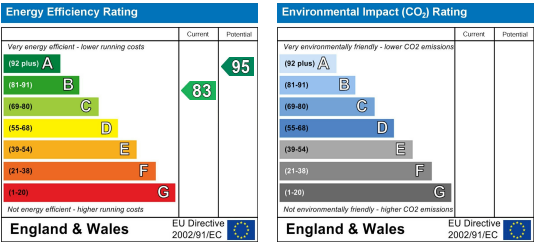
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.