

Three bed Semi Detached House for sale - £164,950

Kirkdale - Spennymoor



Council Tax Band: B

EPC Rating: E

KIRKDALE set within the GREENWAYS Estate of Spennymoor, within walking distance to the Town Centre and all local amenities with excellent commuting links to Durham City, A1 and A19. This popular design Three bedroom semi detached house built in the 1950's offers entrance Hallway, Lounge/Dining room, extended kitchen/breakfast with access into the garage, first floor bathroom, the property benefits from gas fired central heating system and is double glazed. Externally is a mature garden with driveway to single garage having electric door to the front. An extensive mature garden to the rear with patio area. VIEWING BY APPOINTMENT ONLY

Bathrooms 1

Beds 3



SCAN FOR DETAILS

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- EXTENSIVE MATURE REAR GARDEN
- LOUNGE/DINING ROOM

- EXTENDED KITCHEN/BREAKFAST
- FIRST FLOOR BATHROOM
- DRIVEWAY TO SINGLE GARAGE

Entrance Hall

Upvc double glazed entrance door into hall with stairs to first floor landing, Door into lounge.

Lounge/Dining room 12' 0" x 14' 0" (3.65m x 4.26m)

Upvc double glazed window to the front, open plan through to Dining room.

Dining Room 8' 0" x 12' 0" (2.44m x 3.65m)

Upvc Double glazed window to the rear.

Extended Kitchen/Breakfast 17' 0" x 10' 0" (5.18m x 3.05m)

Upvc double glazed french doors to the garden, Upvc double glazed window to the rear. Matching Base, Wall units with Drawers Door into the rear of Garage.

Landing

Bedroom One 14' 0" x 9' 0" (4.26m x 2.74m)

Bedroom Two 10' 0" x 10' 0" (3.05m x 3.05m)

Bedroom Three 7' 0" x 7' 0" (2.13m x 2.13m)

Family Bathroom

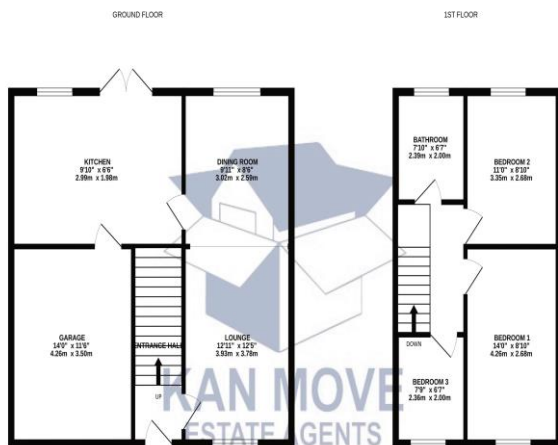
Externally

Mature lawn and border shrubs to the front with Driveway to single garage with electric door. Extensive mature garden to the rear with patio area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 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.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used as such for any prospective purchase. The correct system of all appliances shown have not been tested and no guarantee can be given regarding its efficiency or use.

