

## 3 bed Town House House for sale - £248,000

Howsham Road - Spennymoor



**Council Tax Band: D**

**EPC Rating: B**

ONLY VIEWING THIS PROPERTY WILL YOU APPRECIATE WHAT THIS HAS TO OFFER: A WELL PRESENTED TOWN HOUSE THROUGHOUT located within the popular BURTON WOODS residential development on the outskirts of Spennymoor Town Centre, ideal for commuting to Durham City and the A1. Living accommodation is offered over three floors, a lovely spacious entrance hallway with double storage cupboard, ground floor Bedroom three currently used as a study by the current owners with en-suite of which also includes a large laundry cupboard with plumbing for washing machine, a light and airy lounge is to the rear with French doors out to garden, stairs to first floor landing with lounge and superbly presented L-Shaped kitchen/Diner with integrated appliances, to the third floor Bedroom two, main bedroom with fitted robes and En-Suite and a family bathroom. UPVC Double Glazing and Gas fired central heating system. Externally to the side a driveway to single garage with power and light, Electric car point, side access to landscaped rear garden and patio area, outside water tap. VIEWING BY APPOINTMENT ONLY

**Bathrooms 3**

**Beds 3**



SCAN FOR DETAILS

- **SUPERB THREE BEDROOM TOWN HOUSE**
- **SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS**
- **GARDEN TO REAR**

- **KITCHEN/DINER**
- **GROUND FLOOR BEDROOM WITH EN-SUITE**
- **SECOND FLOOR MAIN BEDROOM WITH EN-SUITE**

### Entrance Hallway

Well presented entrance hallway with a double and separate single storage cupboard. Stairs to the first floor

### Ground Floor Lounge 11' 0" x 16' 0" (3.35m x 4.87m)

French doors to garden, understairs storage, stairs to first floor landing

### Bedroom Three 10' 0" x 11' 0" (3.05m x 3.35m)

UPVC Double glazed window to the front with access to En/Suite.

### Bedroom Three En/Suite

Bedroom Three En/Suite with access from the hallway and Bedroom. Fully Tiled double shower cubicle with shower off the mains, low level W/C, pedestal wash hand basin, half tiled walls, wall mounted heated towel rail, This ground floor En/Suite includes double doors opening to a large storage cupboard with utility facilities. Plumbing for washing machine and space for tumble drier.

### First Floor L-Shaped Kitchen/Diner 15' 0" x 16' 0" (4.57m x 4.87m)

Two UPVC Double glazed windows to the rear, Modern matching wall, base units and drawers, Black sink unit with mixer tap, Samsung inductor hob, Bosch extractor hood, integrated dishwasher, eye level Neff oven, space for fridge/freezer, anthracite wall mounted radiator, spot lights to ceiling.

### Lounge 16' 0" x 15' 0" (4.87m x 4.57m)

Two UPVC Double glazed windows to front.

### Second floor landing

Cupboard housing the water tank, storage cupboard

### Main Bedroom 14' 0" x 11' 0" (4.26m x 3.35m) plus fitted wardrobes

Two Dorma windows to the front, a range of fitted wardrobes with mirrors. Door to the en-suite.

### Main bedroom En-suite

Fully tiled double shower cubicle with shower off the mains, low level W/C, pedestal wash hand basin, half tiled walls, wall mounted chrome heated towel rail.

### Bedroom Two 9' 0" x 12' 0" (2.74m x 3.65m) plus space for fitted wardrobes

Velux window to the rear.

### Family Bathroom

Velux window to rear, bath, low level W/C, pedestal wash hand basin, half tiled walls, wall mounted heated towel rail.

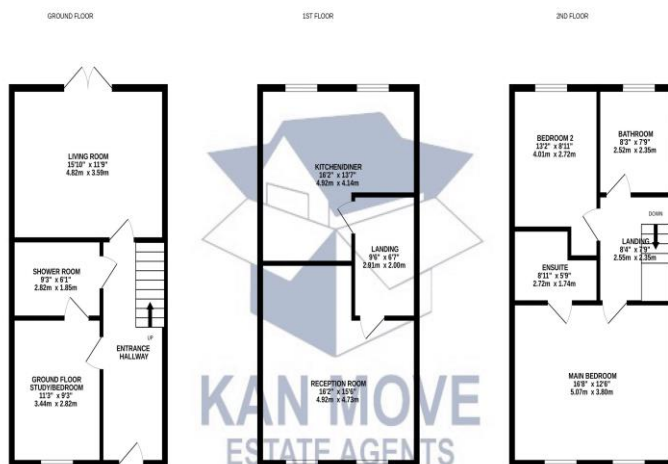
### Externally

This spacious residential property has a small garden to the front. Drive way to single garage with power and light, side access to rear enclosed garden that has recently been landscaped with artifical grass and patio area. There is an outside tap and Electric Car point.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	<b>81 B</b>	<b>89 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, repairs and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Hogen 5202.

