
HUNTERS®
HERE TO GET you THERE
22 Swan Walk, Spennymoor, DL16 7UU

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Price £115,000

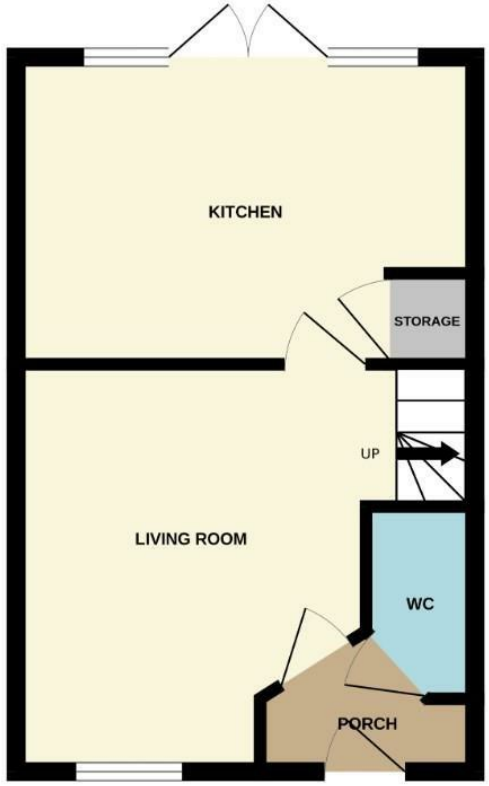
Spacious two bedroomed semi-detached family home pleasantly situated within the Merrington Park by Barratt Homes development. Benefitting from a well maintained, enclosed rear garden along with a single parking bay. Located on Swan Walk Spennymoor, this popular residential area is just a short distance from the town centre and this property has the benefit of approx. 8 years remaining on its NHBC. Spennymoor has plenty of amenities such as supermarkets, retail stores, restaurants and schools. The A688 is nearby and leads to Durham, Bishop Auckland and other neighbouring towns and villages. There is also a regular bus service through Spennymoor.

In brief, the property comprises; an entrance porch leading into the living room, kitchen and cloakroom to the ground floor. The first floor contains the two spacious bedrooms and family bathroom. Externally, the property benefits from a low maintenance gravelled yard to the front, while to the rear there is a well maintained enclosed garden mainly laid to lawn with patio space ideal for outdoor furniture and seating. Singe allocated parking space located to the rear.

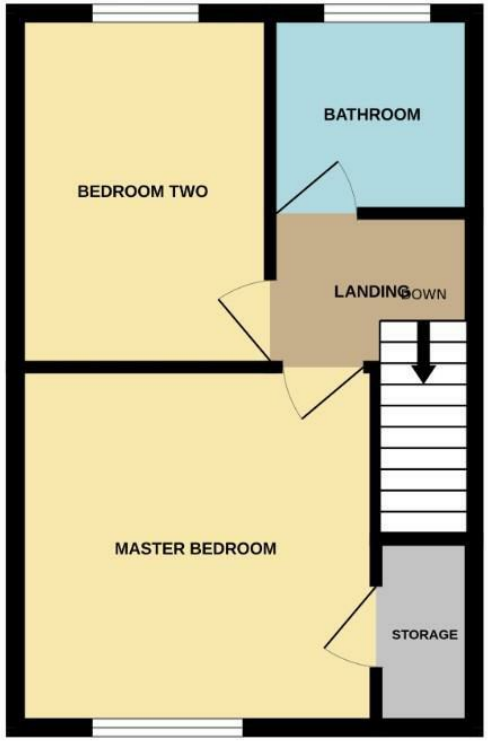
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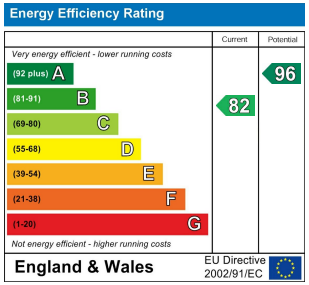
GROUND FLOOR

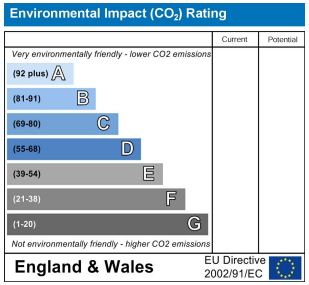


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room
12'7" x 10'8"
Bright and spacious living room located to the front of the property offering plenty of space for furniture and benefits from neutral decor along with large window providing ample natural light.

Kitchen
14'2" x 9'6"
The modern kitchen is fitted with a range of white wall, base and drawer units, contrasting black worktops, splashbacks, sink/drainer and integrated dishwasher. Space is available for other integrated and free standing applicanes, along with a dining table and chairs with French doors leading onto the rear patio.

Cloakroom
5'10" x 3'3"
Ground floor cloakroom fitted with a low level WC and wash hand basin.

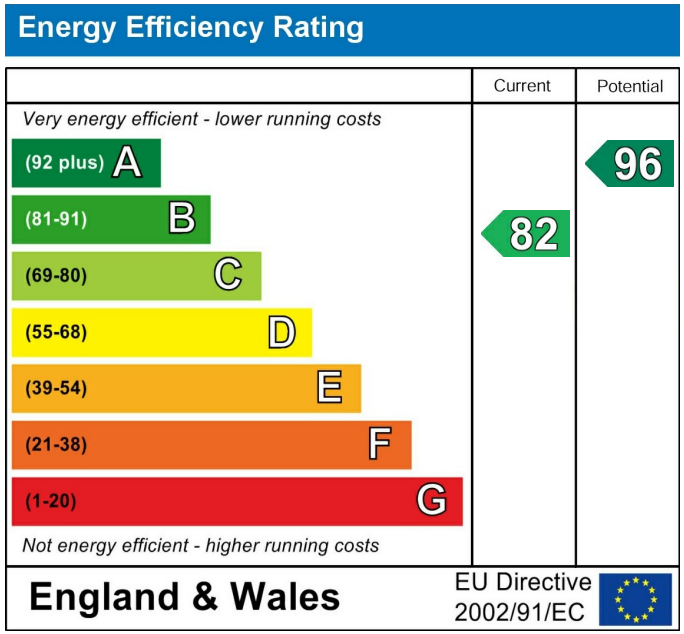
Master Bedroom
11'1" x 10'5"
The master bedroom is generously sized offering plenty of space for a king-sized bed and further furniture, benefiting from fitted storage cupboard, modern decor and large window to the front elevation offering ample natural light.

Bedroom Two
11'1" x 7'6"
The second bedroom is another well-sized double room offering plenty of space for furniture with window to the rear elevation.

Bathroom
6'5" x 6'5"
The family bathroom is fitted with a panelled bath with overhead shower, low level WC and wash hand basin with frosted window to the rear elevation.

External

Externally, the property benefits from a low maintenance gravelled yard to the front, while to the rear there is a well maintained enclosed garden mainly laid to lawn with patio space ideal for outdoor furniture and seating. Singe allocated parking space located to the rear.



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. 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.















