

## Four bed Detached House for sale - £220,000

Woodrow Way - Spennymoor



**Council Tax Band: D**

**EPC Rating: B**

MERRINGTON PARK a popular residential development SPENNYMOOR superb for commuting to the A1, A19 and Durham City. NO ONWARD CHAIN Modern FOUR bedroom DETACHED house with a long drive to single garage. Entrance hallway with ground floor W/C, lounge with bay window to the front, Kitchen/Diner having French doors out to rear garden, first floor landing to family bathroom, main bedroom with en-suite, gas fired central heating system, double glazed. Garden to the front with side access from both sides of the property to enclosed rear garden with patio area.

**Bathrooms 3**

**Beds 4**



SCAN FOR DETAILS

- **FOUR BEDROOM DETACHED HOUSE**
- **NO ONWARD CHAIN**
- **KITCHEN/DINER**

- **GROUND FLOOR W/C**
- **MAIN BEDROOM WITH EN-SUITE**
- **DRIVEWAY TO SINGLE GARAGE**

**Entrance Hallway**

Understairs storage cupboard, Ground Floor W/C.

**Ground Floor W/C**

UPVC Double glazed window to the side, Low level W/C, Pedestal wash hand basin.

**Lounge**

UPVC Double glazed bay window to front.

**Kitchen/Diner**

UPVC Double glazed window to rear, french doors to rear garden, cream gloss wall and base units, space for fridge/freezer, plumbing for washing machine, gas hob, eye level electric oven, large double cupboard with work top over base units housing wall mounted boiler.

**Bedroom One**

UPVC Double glazed window to front, fitted sliding wardrobes, en-suite.

**En-suite**

Double shower cubicle with shower off mains, W/C, pedestal hand basin

**Bedroom Two**

UPVC Double glazed window to rear.

**Bedroom Three**

UPVC Double glazed window to rear.

**Bedroom Four**

UPVC Double glazed window to front

**Bathroom**

UPVC Double glazed window to side, bath with shower mixer tap, low level W/C, pedestal hand basin.

**First Floor Landing**

Loft access, stairs with UPVC Double glazed window to side, double cupboard housing tank for heating system.

**Externally**

Long Driveway to single Gargae. Rear garden with side access from both sides.



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>92 A</b>
81-91	<b>B</b>	<b>82 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.

