

2 bed Terraced House for sale - £112,950

South View - Spennymoor



Council Tax Band: A

EPC Rating: E

VILLAGE location of KIRK MERRINGTON on the outskirts of SPENNYMOOR with easy commuting to DURHAM CITY and the A1. Two bedroom mid terraced house with many original features throughout the property including fire surrounds, varnished flooring, picture rails and internal doors. Accommodation offering, Entrance Hallway, two reception rooms, Kitchen, ground floor bathroom, two double bedrooms, externally is a rear yard. Double glazed and gas fired central heating system. NO ONWARD CHAIN.

Bathrooms 1

Beds 2



SCAN FOR DETAILS

- VILLAGE LOCATION/TWO BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- GROUND FLOOR BATHROOM

- TWO LARGE RECEPTION ROOMS
- GAS FIRED CENTRAL HEATING SYSTEM
- ENCLOSED REAR YARD



Entrance Vestibule

Composite entrance door into vestibule with inner door into the hallway with stairs to first floor.

Reception Room One 12' 0" into alcove x 13' 0" (3.65m x 3.96m)plus bay window

UPVC Double glazed Bay window to the front, feature ornate fire surround and tiled hearth, stained original floorboards.

Reception Two 13' 0" into alcove x 13' 0" (3.96m x 3.96m)

UPVC Double glazed window to the rear, fitted feature cupboards, under stairs storage cupboard, original range oven. Picture rail. Door into the kitchen.



Kitchen 10' 0" x 7' 0" (3.05m x 2.13m)

UPVC Double glazed window to the side, Matching wall, base units and drawers, wall mounted boiler, stainless steel sink unit, electric hob and oven, plumbing for washing machine.

Rear Lobby

UPVC Double glazed door to rear yard, door to the kitchen.



Ground Floor Bathroom

UPVC Double glazed window to the side, bath with mixer shower tap and shower screen, part tiled walls, pedestal wash hand basin, W/C.

First Floor Landing

UPVC Double glazed window to rear, loft access, storage cupboard.

Bedroom One 13' 0" x 16' 0" (3.96m x 4.87m) into alcove

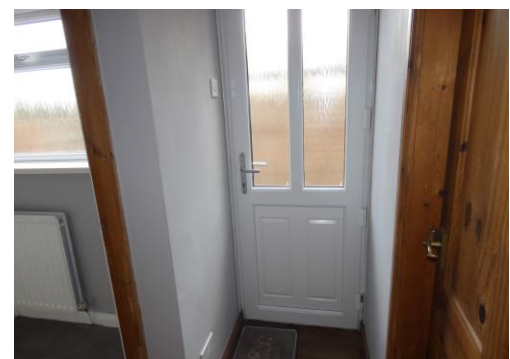
UPVC Double glazed window to front, Ornate cast fire surround.

Bedroom Two 13' 0" x 10' 0" (3.96m x 3.05m) into alcove

UPVC Double glazed window to rear, feature ornate fire surround

Externally

Enclosed rear yard with timber gate to rear lane.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 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.

