



# WOOD VUE - SPENNYMOOR

## 3 BED SEMI DETACHED HOUSE



**£115,000**

Superbly presented with high spec throughout this Three bedroom semi detached house is perfect for a variety of purchases offering entrance hallway, cloak room, lounge with double doors through to the Kitchen/diner, ground floor W/C, utility room, modern first floor bathroom, Solid oak doors throughout, chrome socket and light fixtures, fully double glazed, gas fired central heating system, imprinted drive to the front, side leading to the rear garden. Viewing is highly recommended.



**COUNCIL TAX BAND: A**

- THREE BEDROOM SEMI DETACHED HOUSE
- ENTRANCE HALLWAY WITH CLOAK ROOM
- LOUNGE THROUGH TO KITCHEN/DINER
- UTILITY AND GROUND FLOOR W/C
- GAS FIRED CENTRAL HEATING SYSTEM
- SOLID OAK DOORS AND STAIRCASE

**SCAN FOR DETAILS**

### Entrance Hallway

Modern Black composite entrance door, cupboard housing the electric meter, Solid oak staircase, Solid oak door to cloak room, Upvc double glazed window to side.

### Cloak Room

Upvc double glazed window to the side, Radiator

### Lounge 14' 0" x 12' 0" (4.26m x 3.65m)

Half glazed Solid oak door, laminate flooring, Solid oak half glazed double doors to the Diner/kitchen, Double glazed UPVC window to the front with Venetian blind, Chrome switches and sockets with Modern Chrome ceiling light fitting

### Kitchen / Diner 21' 0" x 9' 0" (6.40m x 2.74m)

Modern matching grey gloss wall and base units with draws, eye level double oven and grill, Five ring gas hob, grey block tiled splash backs, granite worktops, laminate flooring, space for dishwasher, space for American fridge/freezer, stainless steel/ glass extractor hood, stainless steel 1 1/2 bowl sink unit with mixer tap, double glazed UPVC window to rear and UPVC double glazed French doors to rear with Venetian blinds, Chrome light fittings and switches.

### Rear Lobby

Rear lobby with Black rear Composite door.

### Utility room

Wall mounted Combi boiler, plumbing for washing machine and space for tumble drier. Upvc Double glazed window to the side.

### Ground floor W/C

Low level W/C, corner hand basin, UPVC double glazed window to side.

### First Floor Bathroom

Modern white suite including L-shaped bath having the shower off the mains over bath and bath screen, fitted grey gloss wall mounted cupboards, fully tiled walls, vanity unit, mixer tap with wall fitted mirror cupboard, low level W/C, spot lights to ceiling, tiled floor, chrome heated towel rail, upvc double glazed window to rear and Venetian blind.

### Landing

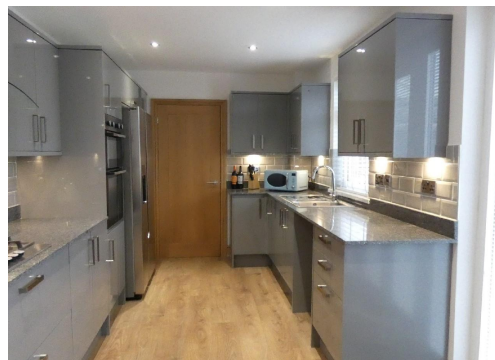
Upvc Double glazed window to side, loft access.

### Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m)

Upvc Double glazed window to front with Venetian blind

### Bedroom Two 9' 0" x 12' 0" (2.74m x 3.65m)

Upvc Double glazed window to rear with Venetian blind.



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.



**Bedroom Three 9' 0" x 9' 0" (2.74m x 2.74m) (including over head stairs)**

Upvc Double glazed window to front with Venetian blind.

**Externally**

Imprint paving offering off street parking to the front that leads to the rear garden.

