



LAMBTON STREET - BISHOP AUCKLAND

2 BED TERRACED HOUSE



£59,950

Well presented ready to move into this two bedroom terraced house in Shildon, The property benefits from gas fired central heating system and is fully double glazed, Modern Black gloss Kitchen, ground floor bathroom with white suite. Spacious open plan lounge/diner. Externally is a rear yard. Viewing is highly recommended.

COUNCIL TAX BAND: A

EPC RATING: D



- MODERN TWO BEDROOM TERRACED HOUSE
- ****READY TO MOVE INTO****
- BLACK GLOSS MODERN KITCHEN

- GROUND FLOOR BATHROOM
- GAS FIRED CENTRAL HEATING SYSTEM
- FULLY DOUBLE GLAZED

SCAN FOR DETAILS

Entrance Hall

Grey modern composite entrance door to hallway with storage cupboard

Lounge/Diner 12' 0" x 11' 0" (3.65m x 3.35m)

Open plan Lounge/diner Lounge... into alcove - 12' 0" x 12' 0" (3.65m x 3.65m) Diner.. - 12' 0" x 11' 0" (3.65m x 3.35m) Double glazed window to the front and rear, electric feature fire.

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

Matching Black gloss wall and base units, stainless steel sink unit with mixer tap, electric hob and oven, plumbing for washing machine and space for drier, double glazed window to side, spotlights to ceiling. opening to rear lobby with space for fridge/freezer.

Rear Lobby

Double glazed UPVC door

Ground Floor Bathroom

Low level W/C, cladding to all walls, pedestal hand basin, bath with mixer tap shower, chrome heated towel rail. UPVC Window to the side.

Bedroom One 11' 0" x 14' 0" (3.35m x 4.26m) plus alcove narrowing to 8ft (L-shaped)

Upvc Double glazed window to front.

Bedroom Two 12' 0" x 12' 0" (3.65m x 3.65m)

Storage cupboard, upvc double glazed window to rear.

Externally

Enclosed Rear Yard



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



38 High Street Spennymoor County Durham DL16 6DB
01388 417270 | info@kanmove.com