

KAN MOVE

Estate Agents

1 bed Terraced Apartment / Studio for sale - £129,950

King Street - Spennymoor



Council Tax Band: A

EPC Rating: E

INVESTMENT Opportunity situated within a busy working central location of Spennymoor town centre. Well established ground floor commercial shop with rental investment first floor apartment having its own entrance door to the front. Double fronted window ground floor shop is spacious with individual rooms to the rear including a kitchen and ground floor W/C with access to a shared rear



3 Bathrooms

1 Beds

- COMMERCIAL GROUND FLOOR PREMISES
- RENTAL INVESTMENT RESIDENTIAL FIRST FLOOR APARTMENT
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED
- NO ONWARD CHAIN
- CENTRAL LOCATION OF SPENNYMOOR TOWN CENTRE

SCAN FOR DETAILS

Commercial Shop 31' 0" x 19' 0" (9.44m x 5.79m)

Two Double glazed windows and entrance door to the front of the salon, stone flooring to the main shop front room, electric wall heater, window to rear, from the shop floor is a hardwood rear door out to the shared yard with the adjoining property next door. Access from the ground floor shop to inner hallway leading to the first floor flat. Three reception rooms are to the rear of the ground floor shop, Fitted Kitchen with rear door to shared yard, ground floor W/C cloaks.



Ground Floor Kitchen and W/C

Kitchen with rear door to the rear yard. Ground floor W/C

Rear individual rooms

First Floor Apartment Lounge 18' 0" x 14' 0" (5.48m x 4.26m)

Two UPVC double glazed windows to the front, feature fire surround with marble hearth and inset, storage cupboard, From the lounge is stairs leading to the loft with Velux windows and en-suite facilities.



Apartment Kitchen/Diner 14' 0" x 14' 0" (4.26m x 4.26m)

White matching Wall and base units, electric hob and eye level double oven, extractor hood, 1 1/2 stainless steel sink unit with mixer tap, integrated fridge/freezer, storage cupboard housing combi boiler. Upvc double glazed window to the rear.



First floor Bedroom One/En-suite 12' 0" x 13' 0" (3.65m x 3.96m)

Double glazed window to rear, En-suite

En-Suite

Fully tiled, Low level W/C, corner shower cubicle with shower off the mains, wall mounted corner hand basin.

Loft

Velux window, room with shower en-suite facilities


Rear Yard

Shared rear yard.



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Kan Move Limited - Company no. 11972803
38 High Street, Spennymoor, Co. Durham, DL16 6DB
01388417270
info@kanmove.com
kanmove.com