



**KAN MOVE**  
ESTATE AGENTS

# WHITWORTH TERRACE - SPENNYMOOR

## 2 BED TERRACED HOUSE

**£79,950**

**NO ONWARD CHAIN** Centrally located within Spennymoor Town Centre. A great opportunity to purchase Commercial ground floor premises with a first floor two bedroom apartment over two floors, separate access to both properties from the front and rear, The ground floor has electric supply, double fronted windows and entrance shop door, kitchen and separate Cloaks W/C. First floor apartment has entrance hallway with stairs leading to the fitted kitchen, lounge, bathroom and a bedroom with a further staircase to the loft room, the apartment benefits from gas fired central heating system and double glazing. To the rear is an enclosed yard with wrought iron gates.

**COUNCIL TAX BAND: A**

**EPC RATING:**



- COMMERCIAL GROUND FLOOR SHOP
- FIRST FLOOR RESIDENTIAL APPARTMENT OVER TWO FLOORS
- ELECTRIC SUPPLY TO THE GROUND FLOOR SHOP
- GAS FIRED CENTRAL HEATING SYSTEM TO THE FIRST FLOOR APPARTMENT
- REAR YARD WITH ACCESS TO BOTH PROPERTIES

**SCAN FOR DETAILS**

## Shop

### **Front Shop** 31' 0" x 14' 0" (9.44m x 4.26m)

To the front of the property is Wrought iron gates opening to Hardwood Entrance half glazed door, double fronted bay windows. The shop also has rear entrance via the enclosed rear yard with large wrought iron gates.

### **Rear Office** 8' 0" x 12' 0" (2.44m x 3.65m)

spacious rear office space, Electric storage heater.

### **Kitchen** 8' 0" x 5' 0" (2.44m x 1.52m)

Stainless steel sink unit with work top surface, electric water heater, wall and base units.

### **Second Rear Office** 8' 0" x 17' 0" (2.44m x 5.18m)

Rear office space, Rear UPVC stable door, electric storage heater.

## **W/C**

Low level W/C and Wall mounted hand basin.

## Flat

### **Entrance Hallway**

The apartment has an entrance from the front and rear via a hallway. Half wood panelling to bottom half of the wall, UPVC double glazed door to the front and rear, under stairs storage cupboard, plumbing for washing machine, wall mounted gas boiler, stairs leading to first floor landing.

### **First Floor Landing**

UPVC double glazed window to the rear, storage cupboard, stairs leading to second floor landing.

### **Kitchen** 14' 0" x 16' 0" (4.26m x 4.87m)

Wall and base units with work top surface, stainless steel sink unit, UPVC double glazed window to rear, electric hob/oven, space for fridge freezer.

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

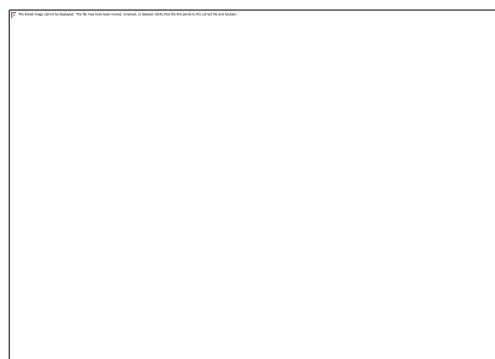
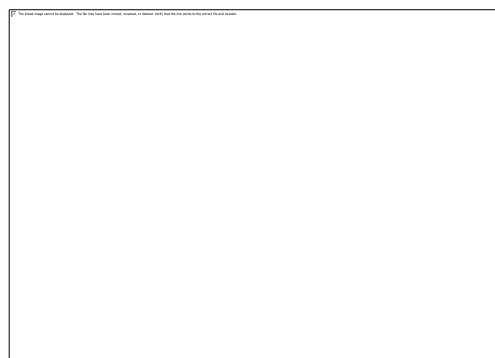
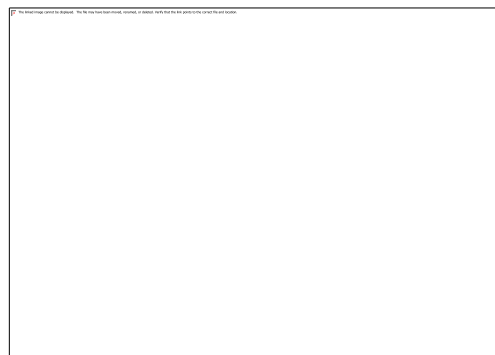
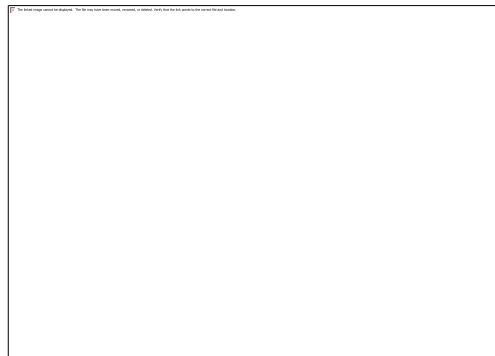
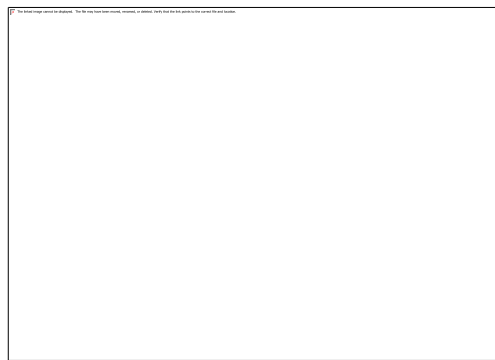
UPVC sash window to the front with secondary glazing. Picture rail.

### **Bed Room Two** 11' 0" x 6' 0" (3.35m x 1.83m)

UPVC sash window to the front with secondary glazing, fitted wardrobes with over head storage,

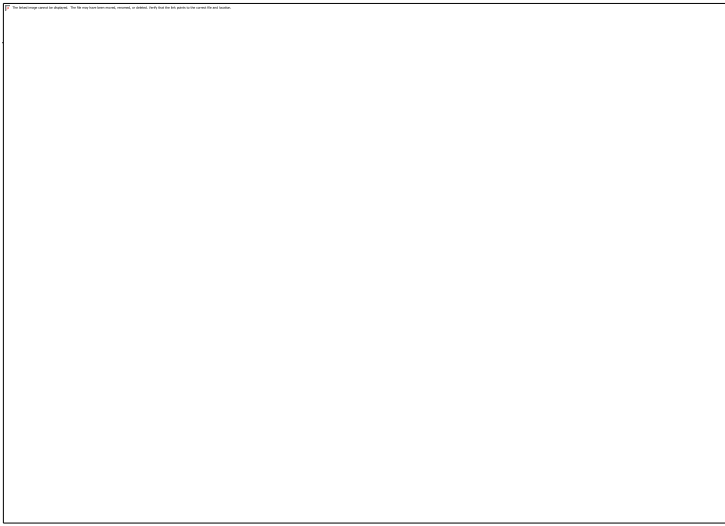
## **Bathroom**

Fully tiled walls, electric shower over the bath with shower screen, pedestal hand basin, low level W/C Upvc double glazed window to the rear.



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.



**Second Floor Landing**

UPVC double glazed window to rear.

**Bedroom One**

Loft room with Two skylights, fitted wardrobes, storage in eaves.

**Externally**

Yard with rear off street parking having separate access to both properties via large wrought iron gate.

