

# KAN MOVE

## Estate Agents

3 bed Terraced House for sale – AUCTION STARTING FROM £49,000

Stratton Street - Spennymoor



Council Tax Band: A

EPC Rating: D

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £49,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Immediate 'exchange of contracts' available Sold via 'Secure



**1 Bathrooms**

**3 Beds**

- SOLD VIA 'SECURE SALE'
- THREE BEDROOM MID TERRACED HOUSE
- FIRST FLOOR BATHROOM
- LARGE OPEN PLAN LOUNGE/DINER
- FITTED WHITE KITCHEN
- ENCLOSED REAR YARD

SCAN FOR DETAILS

### **Entrance Hallway**

Upvc double glazed entrance door to the hallway, Stairs to first floor

### **Lounge/Diner**

Double half glazed doors from the hallway into the spacious open plan lounge/dining room, Upvc double glazed window to the front and rear, Electric fire and surround.

### **Kitchen**

Upvc double glazed window to the side, Matching white gloss wall and base units, electric hob and oven, plumbing for washing machine, space for fridge/freezer.

### **Landing**

Loft access, storage cupboard

### **Bedroom One**

Upvc double glazed window to the rear, fitted robes to alcoves

### **Bedroom Two**

Upvc double glazed window to the front, fitted robe to the alcove

### **Bedroom Three**

Upvc double glazed window to the front, storage cupboard.

### **Bathroom**

White suite, corner bath, separate corner shower cubicle with shower off the mains, low level W/C, Pedestal hand basin.

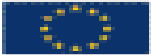
### **Rear Yard**

Enclosed rear yard with part block paving and decking area



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**KAN MOVE**  
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