

KAN MOVE

Estate Agents

3 bed Semi Detached House for sale - £189,950

Cameron Court - Spennymoor



Council Tax Band:

EPC Rating: B

Superb new development within the VILLAGE LOCATION of Kirk Merrington having easy access to Durham City, A1 and A19. Attractive STONE BUILD Three bedroom semi detached house built to a high standard offering modern open plan living accommodation to the ground floor, Kitchen, living room/dining room. ground floor Cloaks W/C, family bathroom to the first floor, gas fired central



SCAN FOR DETAILS

2 Bathrooms

3 Beds

- ATTRACTIVE STONE NEW BUILD
- THREE BEDROOM SEMI DETACHED HOUSE
- VILLAGE LOCATION OF KIRK MERRINGTON
- MODERN OPEN PLAN LIVING ACCOMODATION TO GROUND FLOOR
- GARDEN TO REAR
- ENCLOSED COURTYARD WITH OFF STREET PARKING.

KITCHEN/LOUNGE/DINING ROOM 28' 0" x 21' 0" narrowing 13' (8.53m x 6.40m x 3.96m)

L-Shaped Living area with kitchen/Breakfast, dining area. KITCHEN Matching wall, base units and drawers with wood effect work top surface over, stainless steel sink unit with mixer tap, intergrated Fridge and freezer, electric oven, electric hob with extractor hood, spot lights to the ceiling. Upvc double glazed window to the rear. Cupboard with Wall mounted Boiler and plumbing for washing machine. This room offers light and airy living accomodation with Sliding patio doors to the rear garden, Window to the rear of the kitchen, window to the front Lounge. From the lounge and Kitchen there is doors into the Hallway.



Entrance Hallway

Anthracite grey entrance door into the Hallway with stairs to first floor, Ground Floor Cloaks W/C Doors to the Kitchen and Lounge.

Ground Floor Cloaks W/C

Back to wall W/C, Vanity unit with basin, Radiator.

First Floor Landing

Storage cupboard.

Bedroom One 14' 0" x 10' 0" (4.26m x 3.05m)

Upvc double glazed window to the front, Radiator

Bedroom Two 14' 0" x 10' 0" (4.26m x 3.05m)

Upvc Double glazed window to the rear, radiator.

Bedroom Three 10' 0" x 8' 0" (3.05m x 2.44m)

Upvc Double glazed window to the rear. Radiator

Family Bathroom

White suite with bath, separate fully tiled corner Shower cubicle with double shower head off the mains, grey vanity unit with storage cupboards, hand basin with chrome mixer tap, W/C. Wall mounted Chrome heated towel rail. Upvc double glazed window to the front. Spot lights to ceiling.

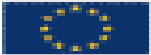
Externally

To the rear of the property an enclosed garden with artificial lawn. Courtyard shared with off street parking.



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		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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