

KAN MOVE

Estate Agents

3 bed House for sale - £179,000

Cameron Court -KIRK MERRINGTON, Spennymoor



Council Tax Band: 2

EPC Rating: B

****LAST THREE BEDROOM REMAINING**** STONE BUILD CONVERSION Superb Conversion development within the VILLAGE of KIRK MERRINGTON with easy commuting access to Durham City, A1 and A19. A Three-bedroom Cottage offered to a high standard, Spacious Kitchen/Breakfast room, large lounge with two windows to the front, ground floor family bathroom, gas fired central heating system, Anthracite grey double-glazing windows and doors, shared courtyard with off street parking to the rear.
VIEWING BY APPOINTMENT ONLY. We are informed the property is Freehold.



2 Bathrooms

3 Beds

- THREE BEDROOM CONVERSION COTTAGE
- SPACIOUS KITCHEN/BREAKFAST
- LARGE RECEPTION ROOM WITH TWO WINDOWS TO THE
- GROUND FLOOR BATHROOM
- GAS FIRED CENTRAL HEATING SYSTEM
- REAR COURTYARD OFF STREET PARKING.

SCAN FOR DETAILS

Front

Open plan Kitchen/Diner 14' 0" x 16' 0" (4.26m x 4.87m)

Entrance Composite door into the Kitchen/Diner. Quality matching wall, base units and drawers with wood effect work top surface over, stainless steel sink unit with mixer tap, electric oven, electric hob with extractor hood, spot lights to the ceiling. Upvc double glazed windows to the side/rear. Cupboard with Wall mounted Boiler and plumbing for washing machine.



Ground Floor Bathroom

White suite with bath mixer tap, separate shower cubicle, part tiled walls, Shower with double spray head off the mains, pedestal hand basin with chrome mixer tap, low level W/C, Spot lights to ceiling, UPVC window to rear, radiator



Reception Room 20' 0" x 14' 0" (6.09m x 4.26m)

Two UPVC windows to front, understairs storage cupboard

Bedroom 1 13' 0" x 15' 0" (3.96m x 4.57m)

UPVC D/G window to front, Radiator

Bedroom 2 16' 0" x 7' 0" (4.87m x 2.13m)

UPVC Window to the rear, radiator

Bedroom 3 8' 0" x 12' 0" (2.44m x 3.65m)

UPVC D/G window to the front, radiator

Landing

Loft access

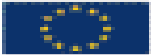
Externally

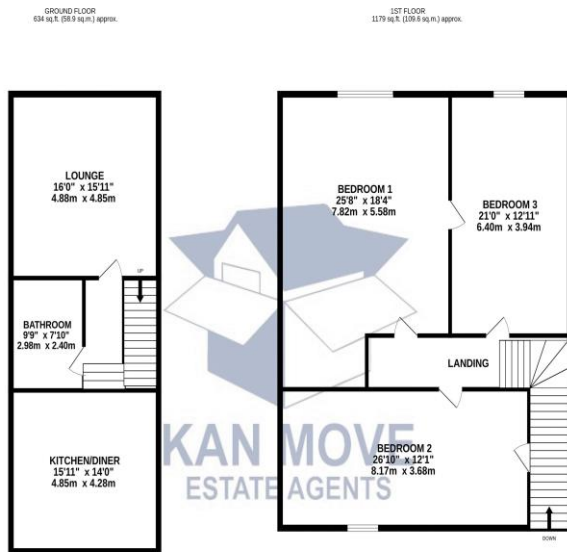
Courtyard with off street parking.



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		
(81-91) B	81	91
(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	



8 CAMERON COURT
TOTAL FLOOR AREA: 1813 sq ft (168.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, contents and any other facts are approximate and are not intended to constitute any warranty or representation of the advertiser. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, agencies and suppliers shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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