

KAN MOVE

Estate Agents

3 bed Cottage for sale - £169,000

Cameron Court - Spennymoor



Council Tax Band: 2

EPC Rating: B

****LAST THREE BEDROOM COTTAGE 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. EPC rating.....B Council Tax band not confirmed We are informed the property is Freehold.

1 Bathrooms

3 Beds



SCAN FOR DETAILS

- 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.

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



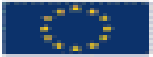
Externally

Courtyard with off street parking.



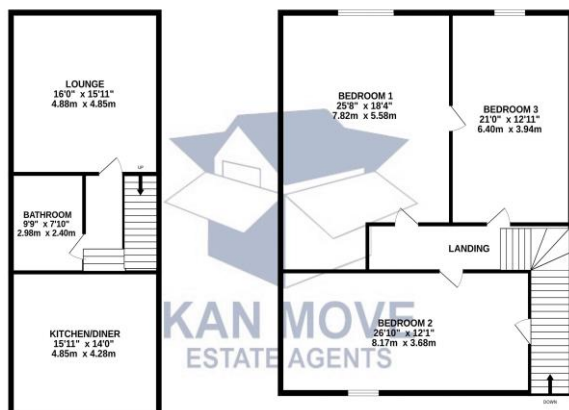
These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard 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	

GROUND FLOOR
624 sq ft (57.5 sq m) approx.

1ST FLOOR
1179 sq ft (109.2 sq m) approx.



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