

# KAN MOVE

## Estate Agents

2 bed House for sale - £150,000

Cameron Court - Spennymoor



Council Tax Band:

EPC Rating:

Superb Conversion development within the VILLAGE LOCATION of Kirk Merrington having easy access to Durham City, A1 and A19. Two bedroom end terraced Cottage offered to a high standard modern open plan Kitchen reception room, bathroom to the first floor, gas fired central heating system, Anthracite grey double glazing windows and doors, shared courtyard with off street parking



SCAN FOR DETAILS

**1 Bathrooms**

**2 Beds**

- SUPERBLY PRESENTED TWO BEDROOM COTTAGE CONVERSION
- OPEN PLAN KITCHEN RECEPTION ROOM
- FIRST FLOOR BATHROOM
- GAS FIRED CENTRAL HEATING SYSTEM
- ANTHRACITE GREY WINDOWS AND DOORS
- COURTYARD OFF STREET PARKING

## Front

### **Open Plan Kitchen/Breakfast/Reception room 24' 0" x 17' 0" x narrowing to 11' 0" (7.31m x 5.18m x 3.35m)**

Composite entrance door into the Kitchen/Breakfast. A range of quality matching wall, base units with drawers and wood effect work top surface over, space for washing machine, Electric hob, oven with extractor hood. upvc double glazed window to the rear, through to the spacious reception room. Composite door to the front with upvc double glazed window.

### **Inner hallway/stairs**

Storage cupboard, stairs to first floor landing, Upvc double glazed window to the rear.

### **Landing**

Cupboard housing the Boiler.

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

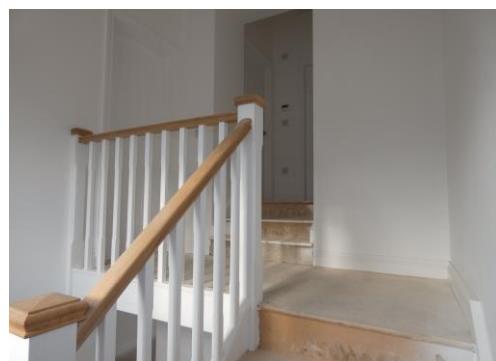
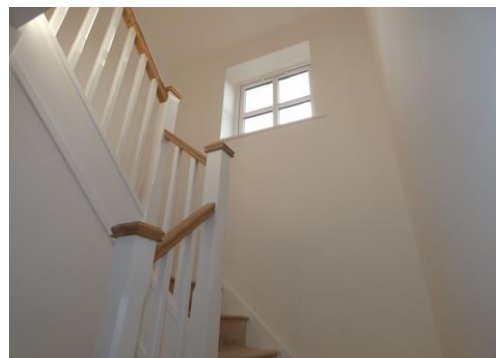
Upvc Double glazed window to the front

### **Bedroom Two 11' 0" x 9' 0" (3.35m x 2.74m)**

Upvc double glazed window to the rear, radiator

### **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.



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