

KAN MOVE

Estate Agents

3 bed Semi Detached House for sale - £110,000

Wood Vue - Spennymoor



Council Tax Band: A

EPC Rating: D

Superbly presented Three bedroom semi detached house with off street parking, gardens to the front and rear, situated within walking distance to all local amenities of Spennymoor Town Centre with spacious living accommodation from the entrance Hallway into Lounge, open plan Kitchen/Diner, ground floor W/C and a Pantry, first floor bathroom, the property benefits from gas fired central



SCAN FOR DETAILS

1 Bathrooms

3 Beds

- THREE BEDROOM SEMI DETACHED HOUSE
- GARDENS TO THE FRONT AND BACK
- ENTRANCE HALLWAY, LOUNGE
- OPEN PLAN KITCHEN/DINER
- GROUND FLOOR W/C
- GAS FIRED CENTRAL HEATING SYSTEM

Entrance Hallway

Composite entrance door into the Hallway, Stairs to first floor, Walk in Storage Cupboard with single glazed window to the side.

Lounge 12' 0" into alcove x 14' 0" (3.65m x 4.26m)

Upvc Double glazed window to the front

Kitchen/Diner 9' 0" x 12' 0" (2.74m x 3.65m)

Matching wall and base units with work top surface over, Electric hob and oven, plumbing for washing machine, One and half bowl stainless steel sink unit with Chrome spray jet mixer tap. Two upvc double glazed windows to the rear.

Ground floor W/C

Single glazed window to the side, Low level W/C

Rear Lobby

Rear Hardwood door out to the side, Walk in Pantry/Storage cupboard housing the wall mounted Boiler, single glazed window to the side.

Landing

Upvc double glazed window to the side , loft access

Bedroom One 13' 0" x 12' 0" (3.96m x 3.65m)

Upvc double glazed window to the front, Two single storage cupboards

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

Upvc Double glazed window to the front, single glazed storage cupboard/Wardrobe.

Bedroom Three 9' 0" x 9' 0" including stairs bulk head(2.74m x 2.74m)

Upvc double glazed window to the front

Family Bathroom


P-Shaped Bath with electric Shower over, vanity unit with hand basin, low level W/C, upvc double glazed window to the rear, wall mounted chrome heated towel rail.

Externally

Wrought iron double gates with off street parking, gardens to the front and rear.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(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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