

# KAN MOVE

## Estate Agents

3 bed Detached House for sale - £194,950

Marmaduke Street - Spennymoor



Council Tax Band: C

EPC Rating: D

KAN MOVE LOVE THIS Three bedroom detached house situated within a popular area of SPENNYMOOR, within walking distance of all local amenities, schools and bus route to Durham City with easy commuting to the A1. This property offers spacious living accommodation including the superb enclosed garden with patio to the rear, From the Entrance Hallway, Kitchen/Breakfast with a



SCAN FOR DETAILS

**1 Bathrooms**

**3 Beds**

- WELL PRESENTED THREE BEDROOM DETACHED HOUSE
- DRIVEWAY TO SINGLE GARAGE WITH ELECTRIC DOOR
- SPACIOUS LOUNGE / DINER
- KITCHEN/BREAKFAST INCLUDE INTEGRATED APPLIANCES
- GARDEN TO FRONT /REAR GARDEN WITH PATIO
- GAS FIRED CENTRAL HEATING SYSTEM

## FRONT

### Entrance Hallway

Composite entrance door, Stairs to first floor, Understairs storage cupboard. Door to Lounge

### Lounge/Diner 26' 0" x 12' 0" (7.92m x 3.65m)

Upvc Double glazed window to the front, Upvc Double glazed French Doors out to the rear patio/Garden, , Spot lights to the ceiling, Door into the Kitchen

### Kitchen/breakfast 13' 0" x 15' 0" (3.96m x 4.57m)

Range of white gloss wall and base units with drawers and black work top surface over, intergrated appliances include: Washing Machine Dishwasher Fridge/Freezer Electric oven, Hob and extractor Hood. One and half Bowl sink unit, tiled splashbacks, two double glazed windows to the rear, Upvc Double glazed Stable door to the rear.

### Landing

upvc double glazed window to the side, loft access, storage cupboard housing the Boiler.

### Bedroom One 13' 0" x 9' 0" plus fitted Robes (3.96m x 2.74m)

Upvc Double Glazed window to the front

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

Upvc Double glazed window to the rear, laminate flooring

### Bedroom Three 10' 0" including bulkhead over stairs x 7' 0" (3.05m x 2.13m)

Upvc Double glazed window to the front.

### Family Bathroom

White suite includes, Bath , pedestal wash hand basin, Low level W/C, Separate corner Spa Shower off the mains, part tiled walls. Chrome heated wall mounted towel rail.

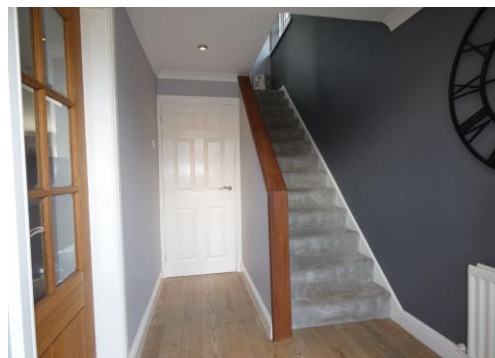
### Rear Garden

With side access from the fron to the enclosed rear garden with patio

### Rear

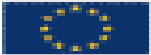
### Single Garage

Driveway to a single garage with electric door, power and light.



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) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**KAN MOVE**  
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