

KAN MOVE

Estate Agents

3 bed Detached House for sale - £185,000

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 having easy commuting to the A1. This property offers spacious living accommodation, enclosed garden and patio to rear, Entrance Hallway, Kitchen/Breakfast with a range of units including intergrated appliances, the spacious open plan lounge/diner with French doors out to the garden, first floor Bathroom including Separate Spa Shower cubicle, Garage with electric door, Viewing is required to appreciate this fine home to see what it has to offer. We are informed the property is Freehold

1 Bathrooms

3 Beds



SCAN FOR DETAILS

- 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 Cubicle with Shower off the mains, part tiled walls. Chrome heated wall mounted towel rail.

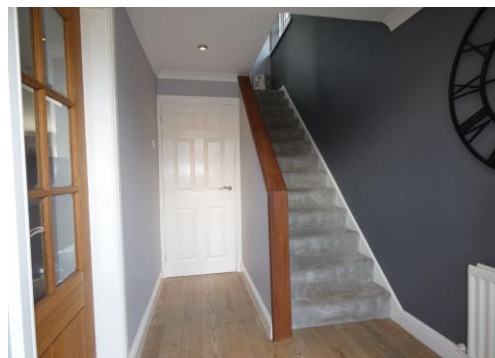
Rear Garden

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

Rear

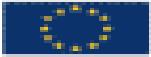
Single Garage

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



KAN MOVE
Estate Agents

Kan Move Limited - Company no. 11972803
38 High Street, Spennymoor, Co. Durham, DL16 6DB
01388417270
info@kanmove.com
kanmove.com