

# KAN MOVE

## Estate Agents

2 bed Semi Detached House for sale - £169,950

Barnfield Road - Spennymoor



Council Tax Band: B

EPC Rating: E

NO ONWARD CHAIN BARNFIELD ROAD, SPENNYMOOR is a popular location within walking distance to the town centre of SPENNYMOOR, with easy commuting access to the A1, A19 and Durham City. TWO BEDROOM SEMI-DETACHED HOUSE in need of updating with a substantial mature garden and a large Garage/Workshop to the rear. This property comprises of two reception rooms to the ground floor, kitchen and a first floor bathroom.



**1 Bathrooms**

**2 Beds**

- TWO BEDROOM SEMI-DETACHED HOUSE
- GARAGE/WORKSHOP
- TWO RECEPTION ROOMS
- KITCHEN
- LARGE GARDEN TO THE SIDE
- NO ONWARD CHAIN

SCAN FOR DETAILS

## Entrance

UPVC Double glazed door into vestibule, under stairs storage cupboard.

## Reception Room One 12' 0" x 15' 0" (3.65m x 4.57m) into alcove

UPVC Double glazed window to side, feature fire surround with open fire and marble hearth. Door to the stairs and kitchen.

## Reception Room Two. 15' 0" x 10' 0" (4.57m x 3.05m)

UPVC Double glazed window to front, electric fire with stone surround,

## Kitchen 9' 0" x 10' 0" (2.74m x 3.05m)

UPVC Double glazed window to side, hardwood rear door, UPVC Double glazed window to rear, pantry/Storage cupboard, plumbing for washing machine, wall, base units and drawers, electric point for cooker, stainless steel sink unit with mixer tap, space for fridge/freezer.

## First Floor Landing

UPVC Double glazed window to side.

## Bedroom One 15' 0" x 10' 0" (4.57m x 3.05m)

UPVC Double glazed window to front, fitted wardrobes with sliding doors, Airing cupboard

## Bedroom Two 8' 0" x 11' 0" (2.44m x 3.35m plus fitted cupboards

UPVC Double glazed window to the rear. Fitted cupboards.

## Family Bathroom

UPVC Double glazed window to the side, part tiled walls, low level W/C, bath with electric shower over, pedestal wash hand basin.

## Externally

Wrought iron gates to a substantial mature side garden and driveway, to the rear is a large Garage/Workshop with 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		

