

# KAN MOVE

## Estate Agents

2 bed Terraced House for sale - £105,000

Rushmoor - Spennymoor



Council Tax Band: A

EPC Rating: D

**\*\*SOLD WITH NO ONWARD CHAIN\*\*** This lovely presented two Bedroom Mid-Terraced house situated within a popular cul-de-sac of Rushmoor Estate, walking distance to Spennymoor town centre, close to schools and all local amenities. Short driving distance to the A1 and Durham City. Accommodation offering lounge, kitchen/diner with French doors to the rear garden with timber shed, to the first floor is two bedrooms and bathroom, externally is off street parking for two cars to the front. Council Tax Band.....A EPC Rating.....D



SCAN FOR DETAILS

**1 Bathrooms**

**2 Beds**

- TWO BEDROOM MID TERRACED HOUSE
- OFF STREET PARKING FOR TWO CARS TO THE FRONT
- KITCHEN/DINER WITH FRENCH DOORS
- GAS FIRED CENTRAL HEATING SYSTEM
- ENCLOSED REAR GARDEN WITH TIMBER SHED
- FIRST FLOOR FAMILY BATHROOM

### **Entrance Hallway**

UPVC Double glazed door, staircase

### **Lounge 10' 0" x 14' 0" (3.05m x 4.26m)**

UPVC Double glazed window to front, electric fire with feature surround.

### **Kitchen/Diner 13' 0" x 9' 0" (3.96m x 2.74m)**

UPVC double glazed window to rear, matching wall and base units, Wall mounted cupboard housing the boiler, electric cooker and electric hob with extractor fan, plumbing for washing machine, UPVC French doors leading out to rear garden. Under stairs storage cupboard.

### **Landing**

Loft access.

### **Bedroom One 13' 0" x 11' 0" (3.96m x 3.35m)**

UPVC Double glazed window to front, storage airing/cupboard

### **Bedroom Two 12' 0" x 7' 0" (3.65m x 2.13m)**

UPVC Double glazed window to rear.

### **Bathroom**

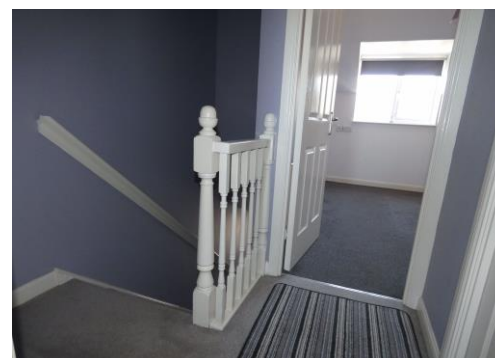
UPVC Double glazed window to rear, low level W/C, pedestal hand wash basin, bath with electric shower over, part tiled walls.

### **Externally**

Enclosed rear garden and patio area with timber shed.


### **Off Street Parking**

Off street parking for two cars to the front.



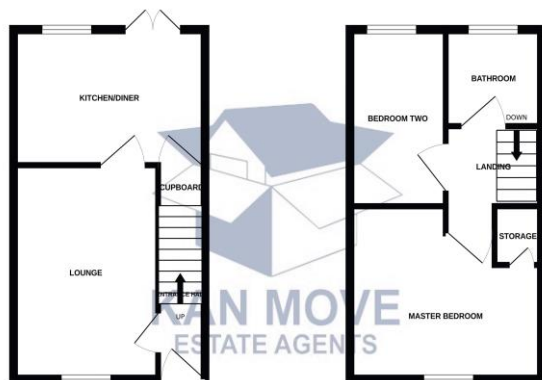
These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard 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>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(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	

GROUND FLOOR

1ST FLOOR



28 RUSHMOOR, DL16 6DB

We have always endeavored to ensure the accuracy of the figures contained here, measurement of area, volume, count and other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any purpose other than the purchase, sale or lease of the property. The actual layout and dimensions may vary from those shown and no guarantee is made without liability.



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