

KAN MOVE

Estate Agents

2 bed Semi Detached House for sale - £69,950

Woodland Crescent - Durham



Council Tax Band: A

EPC Rating: E

SOLD WITH NO ONWARD CHAIN A two bedroom Semi-Detached house, within easy access to schools, shops and public transport. This property comprises of a lounge, a kitchen/breakfast, ground floor W/C. First floor has two double bedrooms and a Shower room. The property has double glazing and benefits from a gas fired central heating system. Externally a driveway to the front providing off street parking, large rear garden with timber shed. EPC Rating... Council Tax Band....A We are informed this property is freehold

2 Bathrooms

2 Beds



- TWO BEDROOM SEMI-DETACHED HOUSE
- OFF-STREET PARKING
- GROUND FLOOR CLOAKS W/C

- FIRST FLOOR SHOWER ROOM
- GAS FIRED CENTRAL HEATING SYSTEM.
- LARGE REAR GARDEN

SCAN FOR DETAILS

Front

Wrought iron gates to a drive with side access to the large rear garden.

Entrance Vestibule

UPVC Double glazed entrance door, UPVC double glazed Window to front, stairs.

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

UPVC Double glazed bow window to front, gas fire and back boiler with feature surround

Kitchen/Breakfast 7' 0" x 16' 0" (2.13m x 4.87m)

UPVC Double glazed window to rear, wall and base units, electric oven and hob, stainless steel sink unit and mixer tap, plumbing for washing machine, breakfast bar, space for Fridge/freezer, fully tiled walls, understairs storage cupboard.

Rear Lobby

UPVC Double glazed door to side, ground floor Cloaks, storage cupboard

Ground Floor W/C

Low level W/C, fully tiled walls, wall mounted wash hand basin, UPVC double glazed window to rear.

Landing

UPVC Double glazed window to side.

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

UPVC Double glazed window to front, storage cupboard.

Bedroom Two 10' 0" x 9' 0" (3.05m x 2.74m)

UPVC Double glazed window to rear, cupboard housing tank for boiler.

First floor Shower Room

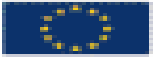
UPVC Double glazed window to side, corner shower cubicle with electric shower, low level W/C, tiled walls, pedestal wash hand basin.

Rear Garden

Large rear garden with Timber Shed

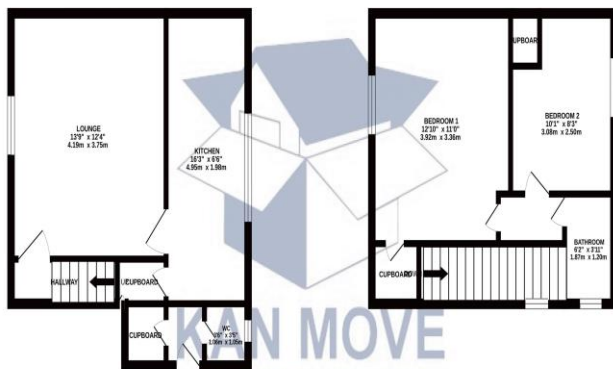


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



302 WOODLAND CRESCENT

TOTAL FLOOR AREA: 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and the responsibility is placed on any prospective purchaser. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12324



KAN MOVE
Estate Agents

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