

KAN MOVE

Estate Agents

3 bed End Terrace House for sale - £149,950

Rothery Walk - Spennymoor



Council Tax Band: B

EPC Rating: C

NO ONWARD CHAIN Superb THREE bedroom end terraced modern house with driveway to a single garage, Situated within the BURTON WOODS Development of Spennymoor this property offers entrance vestibule with ground floor W/C, the lounge with open plan stairs, Kitchen/diner having French Doors, First floor Shower room with double shower cubicle, Gas fired central heating system, Fully Double glazed. Externally is a rear garden with side access to the Garage. VIEWING BY APPOINTMENT ONLY



2 Bathrooms

3 Beds

- THREE BEDROOM END TERRACED HOUSE
- NO ONWARD CHAIN
- KITCHEN/DINER WITH FRENCH DOORS
- GROUND FLOOR W/C
- DRIVEWAY TO SINGLE GARAGE
-

SCAN FOR DETAILS

Entrance Vestibule

Entrance Door, Ground Floor W/C

Ground floor Cloaks W/C

UPVC window to front, low level W/C, Pedestal wash hand basin

Lounge 15' 0" x 16' 0" (4.57m x 4.87m)

UPVC double glazed window to front, open plan stairs

Kitchen/Diner 15' 0" x 9' 0" (4.57m x 2.74m)

Matching Cream wall and base units with drawers, Wall mounted cupboard housing the boiler, stainless steel sink unit with mixer tap, gas hob, electric oven and extractor hood, space for a fridge freezer, plumbing for washing machine, spot lights, understairs storage cupboard. Upvc double glazed window to the rear, Upvc Double Glazed French Doors to the rear Garden.

Landing

Loft Access.

Bedroom One 9' 0" x 14' 0" (2.74m x 4.26m)

UPVC Double glazed window to front

Bedroom Two 9' 0" x 11' 0" (2.74m x 3.35m)

UPVC Double glazed window to rear.

Bedroom Three 7' 0" x 10' 0" (2.13m x 3.05m)

UPVC double glazed window to front, overhead stairs storage cupboard.

Shower Room

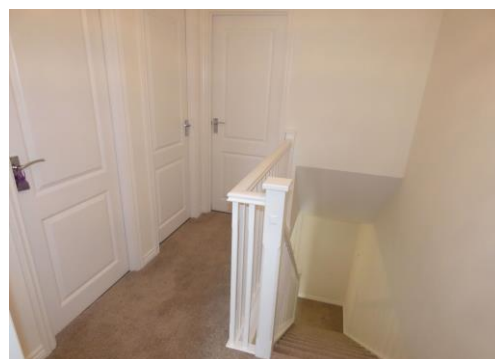
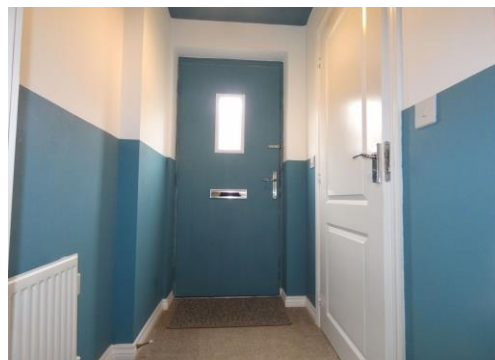
UPVC double glazed window to rear, double shower cubicle with double shower head off the mains, vanity unit with hand basin and mixer tap, fully tiled walls and floor, low level W/C, wall mounted grey heated towel rail.

Externally

Garden to the front, Enclosed rear garden with patio area, side gate with access to the drive and single garage.

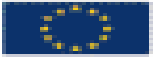
Single Garage

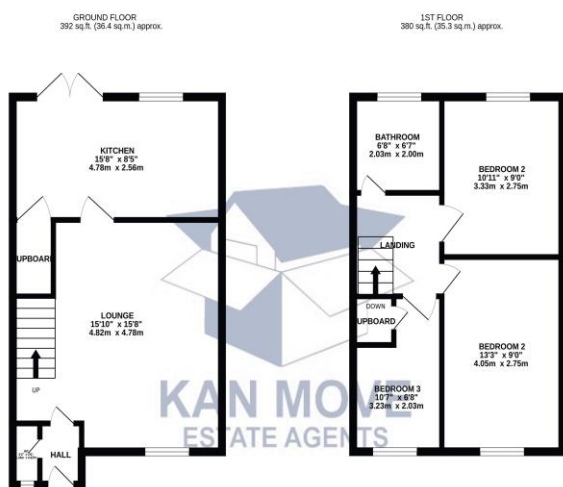
Driveway to a single garage with up and over Door.



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		91
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



15 ROTHERY WALK
 TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of items, volumes, counts and any other items are approximate and not responsible to claim for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any legal proceedings. The seller, agent and any other person involved in the sale of the property make no warranty, representation or guarantee in relation to the accuracy of the floor plan. Kan Move Estate Agents Ltd.



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